

Single Family Residence

RESIDENTIAL

1447 ROCKLAND AVE

ROCKY RIVER, OH 44116

\$371,904 TopHap Estimate · \$270 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,376 ft²

LIVING AREA

0.27 ac

LOT SIZE

1953

YEAR BUILT

1

STORIES

9

ROOMS

2

PARKING

VALUATION

\$372K

\$328K low

\$415K high

Last Sale

\$270,000 · Aug 11, 2022

Est. Owner Equity

\$115,404

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$5,153 (2025)
Assessed Value	\$93,520
Assessor Market Value	\$267,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	CUYAHOGA
Lot (acres)	0.27
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Garage, Detached
Pool	No

Porch · 120 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 5, 2022	Resale	Warranty Deed	\$270,000	\$196	\$257K
Jan 28, 2019	Quitclaim	Quit Claim Transfer			
Jun 7, 2018	Resale	Warranty Deed	\$189,900	\$138	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River Middle School	Middle	6–8	0.4 mi
Rocky River High School	High	9–12	0.8 mi
Goldwood Primary Elementary School	Elementary	KG–2	1.7 mi

District: Rocky River City School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 44116

52 CRIME INDEX	105 AIR POLLUTION	22,175 POPULATION	\$96K MEDIAN IN-COME	50°F AVG TEMP	49% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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