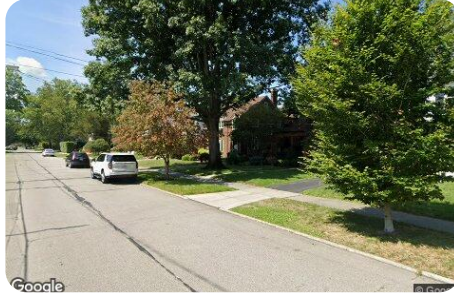


Single Family Residence **RESIDENTIAL**

20864 STRATFORD AVE

ROCKY RIVER, OH 44116

\$566,976 TopHap Estimate · \$246 / ft² · confidence 87 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,305 ft²
LIVING AREA

0.18 ac
LOT SIZE

1936
YEAR BUILT

3
STORIES

8
ROOMS

2
PARKING

VALUATION

\$567K

\$492K low

\$642K high

Last Sale

\$280,000 · Oct 20, 2006

Est. Owner Equity

\$326,976

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$10,345 (2024)
Assessed Value	\$187,150
Previous Assessed	\$168,250
Assessor Market Value	\$534,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Cuyahoga
Lot (acres)	0.18
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No

Porch · 100 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 10, 2006	Resale	Grant Deed	\$280,000	\$121	\$224K
Jun 1, 2001	Resale	Grant Deed	\$245,000	\$106	\$170K
Aug 18, 1998	Resale	Grant Deed	\$220,000	\$95	\$198K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River High School	High	9–12	0.5 mi
Rocky River Middle School	Middle	6–8	0.5 mi
Goldwood Primary Elementary School	Elementary	KG–2	1.4 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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