

Single Family Residence

RESIDENTIAL

12 GRANDVIEW DR

ROCKY RIVER, OH 44116

\$366,877 TopHap Estimate · \$208 / ft² · confidence 90 · as of Jul 14, 2026



2

BEDS

2.5

BATHS

1,764 ft²

LIVING AREA

1,097 ft²

LOT SIZE

2008

YEAR BUILT

2

STORIES

5

ROOMS

1

PARKING

VALUATION

\$367K

\$330K low

\$404K high

Last Sale

\$170,000 · Sep 12, 2013

Est. Owner Equity

\$123,877

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$5,675 (2025)
Assessed Value	\$103,005
Assessor Market Value	\$294,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Townhouse
County	CUYAHOGA
Lot (acres)	0.03
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 120 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 5, 2024	Financing	Intrafamily Transfer			
Apr 1, 2020	Quitclaim	Quit Claim Transfer			\$50K
Sep 10, 2013	Resale	Warranty Deed	\$170,000	\$96	\$143K
Aug 15, 2008	Resale	Grant Deed	\$200,000	\$113	\$160K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Goldwood Primary Elementary School	Elementary	KG–2	0.3 mi
Rocky River High School	High	9–12	1.1 mi
Rocky River Middle School	Middle	6–8	1.6 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
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------