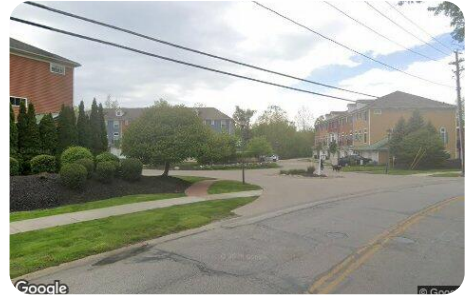


Townhouse **RESIDENTIAL**

13 GRANDVIEW DR

ROCKY RIVER, OH 44116

\$350,428 TopHap Estimate · \$199 / ft² · confidence 91 · as of Jul 14, 2026



2

BEDS

3

BATHS

1,764 ft²

LIVING AREA

1,097 ft²

LOT SIZE

2008

YEAR BUILT

2

STORIES

5

ROOMS

1

PARKING

VALUATION

\$350K

\$319K low

\$381K high

Last Sale

\$187,500 · Dec 12, 2016

Est. Owner Equity

\$154,074

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$5,723 (2024)
Assessed Value	\$103,540
Previous Assessed	\$76,060
Assessor Market Value	\$295,800

PROPERTY FACTS

Property Type	Townhouse
Style	Townhouse
County	Cuyahoga
Lot (acres)	0.03
Foundation	Mat/Raft Foundation (Slab)
Roof	Asphalt
Heating	Forced Air
Cooling	None
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 120 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 8, 2016	Resale	Warranty Deed	\$187,500	\$106	\$182K
Jul 5, 2016	Quitclaim	Quit Claim Transfer			
Jun 26, 2009	Resale	Warranty Deed	\$155,556	\$88	\$140K

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

| OWNERSHIP

Occupancy	Owner occupied
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