

Single Family Residence **RESIDENTIAL**

20731 STRATFORD AVE

ROCKY RIVER, OH 44116

\$406,913 TopHap Estimate · \$202 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,019 ft²

LIVING AREA

0.26 ac

LOT SIZE

1939

YEAR BUILT

2

STORIES

6

ROOMS

3

PARKING

VALUATION

\$407K

\$360K low

\$454K high

Est. Owner Equity

\$306,913

Loan-to-Value

25%

TAX & ASSESSMENT

Property Tax	\$8,909 (2024)
Assessed Value	\$170,980
Previous Assessed	\$133,390
Assessor Market Value	\$488,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	Cuyahoga
Lot (acres)	0.26
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No

Deck · 144 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 8, 2017	Recorded document	Affidavit Of Death			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River Middle School	Middle	6–8	0.5 mi
Rocky River High School	High	9–12	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
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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