

Single Family Residence **RESIDENTIAL**

3450 BRADFORDS GATE

ROCKY RIVER, OH 44116

\$740,545 TopHap Estimate · \$258 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,865 ft²

LIVING AREA

0.18 ac

LOT SIZE

1979

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$741K

\$668K low

\$813K high

Last Sale

\$455,000 · Jun 5, 2017

Est. Owner Equity

\$720,545

Loan-to-Value

3%

TAX & ASSESSMENT

Property Tax	\$11,474 (2025)
Assessed Value	\$208,250
Assessor Market Value	\$595,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	CUYAHOGA
Lot (acres)	0.18
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 8, 2026	Financing	Mortgage			\$20K
Jun 2, 2017	Resale	Grant Deed	\$455,000	\$159	\$256K
Aug 23, 2007	Resale	Warranty Deed	\$300,000	\$105	\$240K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Goldwood Primary Elementary School	Elementary	KG–2	0.4 mi
Rocky River High School	High	9–12	1.4 mi
Rocky River Middle School	Middle	6–8	1.8 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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