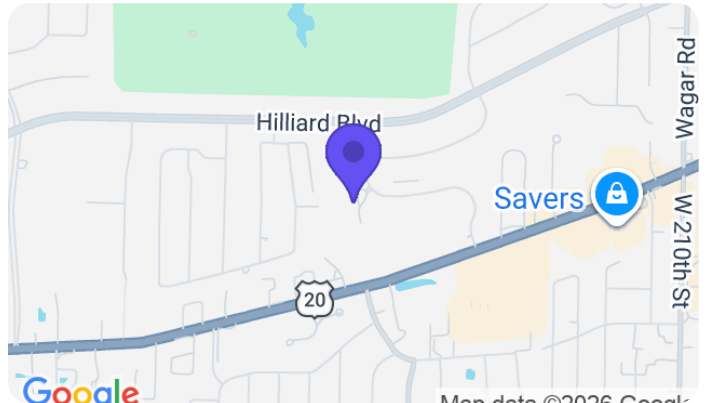
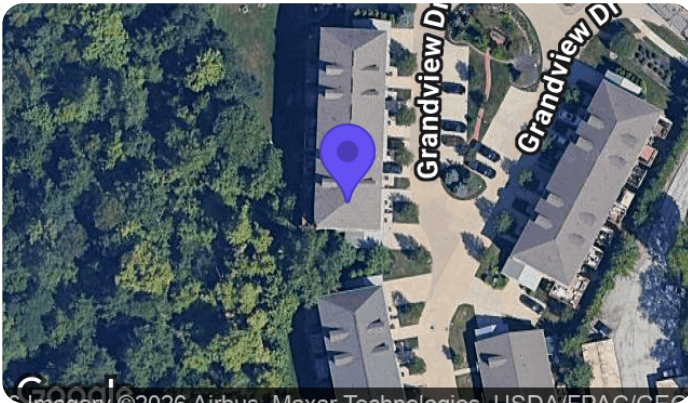


Townhouse **RESIDENTIAL**

35 GRANDVIEW DR

ROCKY RIVER, OH 44116

\$349,244 TopHap Estimate · \$177 / ft² · confidence 92 · as of Jul 14, 2026



3
BEDS

4
BATHS

1,973 ft²
LIVING AREA

1,097 ft²
LOT SIZE

2010
YEAR BUILT

3
STORIES

8
ROOMS

1
PARKING

VALUATION

\$349K

\$322K low

\$376K high

Last Sale

\$160,000 · Nov 8, 2011

Est. Owner Equity

\$144,244

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$5,750 (2024)
Assessed Value	\$104,030
Previous Assessed	\$87,720
Assessor Market Value	\$297,200

PROPERTY FACTS

Property Type	Townhouse
Style	Townhouse
County	Cuyahoga
Lot (acres)	0.03
Foundation	Mat/Raft Foundation (Slab)
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Garage	Garage, Built-in
Pool	No

Deck · 120 ft²

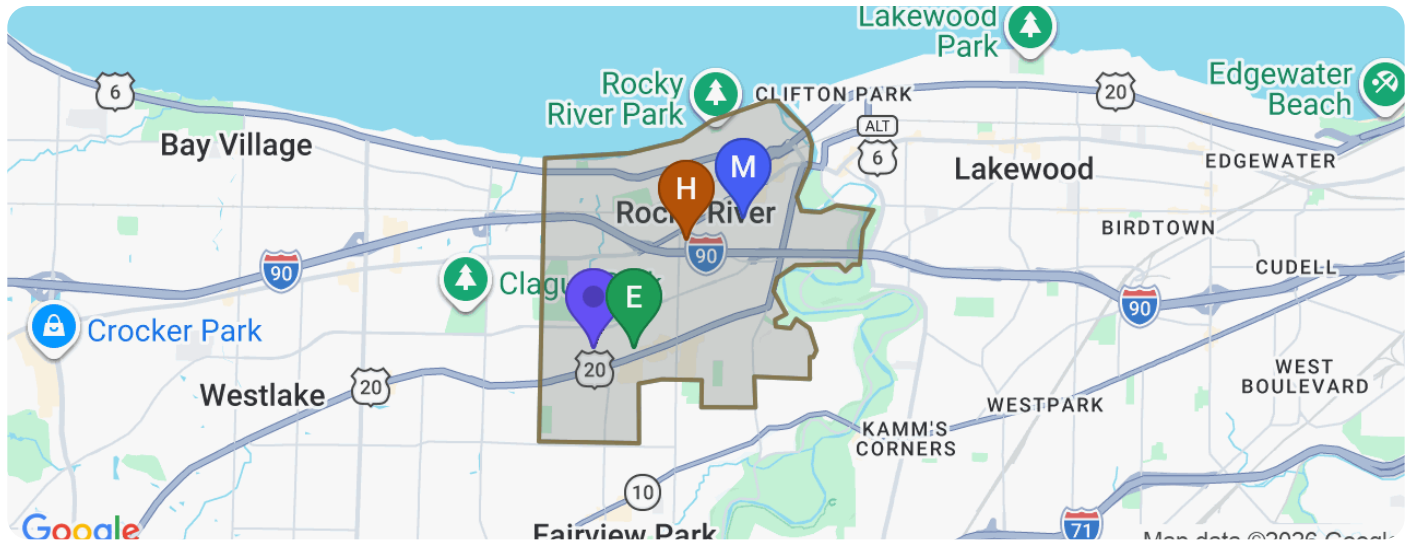
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 17, 2022	Quitclaim	Quit Claim Transfer	\$295,000	\$150	\$205K
Sep 22, 2011	Resale	Warranty Deed	\$160,000	\$81	\$90K
Jun 8, 2010	Resale	Warranty Deed	\$178,000	\$90	\$80K
Jun 25, 2009	Recorded document	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Goldwood Primary Elementary School	Elementary	KG–2	0.3 mi
Rocky River High School	High	9–12	1.2 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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