

Townhouse

RESIDENTIAL

31 BRANDON PL

ROCKY RIVER, OH 44116

\$497,668

TopHap Estimate · \$266 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,870 ft²

LIVING AREA

4.02 ac

LOT SIZE

1982

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$498K

\$444K low

\$552K high

Last Sale

\$178,000 · Aug 25, 2010

Est. Owner Equity

\$364,168

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$5,160 (2024)
Assessed Value	\$103,150
Previous Assessed	\$84,320
Assessor Market Value	\$294,700

PROPERTY FACTS

Property Type	Townhouse
Style	Townhouse
County	Cuyahoga
Lot (acres)	4.02
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 23, 2010	Resale	Grant Deed	\$178,000	\$95	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River High School	High	9–12	1.2 mi
Goldwood Primary Elementary School	Elementary	KG–2	1.5 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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