

Townhouse

RESIDENTIAL

22 BRANDON PL

ROCKY RIVER, OH 44116

\$542,404 TopHap Estimate · \$274 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

4

BATHS

1,981 ft²

LIVING AREA

4.02 ac

LOT SIZE

1979

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$542K

\$483K low

\$602K high

Est. Owner Equity

\$313,654

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$6,578 (2024)
Assessed Value	\$119,000
Previous Assessed	\$106,370
Assessor Market Value	\$340,000

PROPERTY FACTS

Property Type	Townhouse
Style	Townhouse
County	Cuyahoga
Lot (acres)	4.02
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 16, 2018	Resale	Warranty Deed	\$305,000	\$154	\$229K

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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