

Townhouse

RESIDENTIAL

18 BRANDON PL

ROCKY RIVER, OH 44116

\$568,402 TopHap Estimate · \$232 / ft² · confidence 76 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,445 ft²

LIVING AREA

4.02 ac

LOT SIZE

1979

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$568K

\$434K low

\$703K high

Est. Owner Equity

\$460,402

Loan-to-Value

21%

TAX & ASSESSMENT

Property Tax	\$7,312 (2025)
Assessed Value	\$142,870
Previous Assessed	\$142,870
Assessor Market Value	\$408,200

PROPERTY FACTS

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

Deck · 216 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 26, 2026	Financing	Transfer On Death Deed			
Sep 27, 2011	Quitclaim	Quit Claim Transfer			
Mar 16, 2011	Recorded document	Affidavit Of Death			

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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