

Townhouse

**RESIDENTIAL**

# 21 BRANDON PL

ROCKY RIVER, OH 44116

**\$323,544** TopHap Estimate · \$179 / ft² · confidence 84 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,806 ft²**

LIVING AREA

**4.02 ac**

LOT SIZE

**1981**

YEAR BUILT

**2**

STORIES

**7**

ROOMS

**2**

PARKING

## VALUATION

**\$324K**

\$273K low

\$374K high

Last Sale

**\$260,000 · Feb 8, 2025**

Est. Owner Equity

**\$133,544**

Loan-to-Value

**63%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,274 (2024) |
| Assessed Value        | \$105,220      |
| Previous Assessed     | \$87,890       |
| Assessor Market Value | \$300,600      |

## 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 <sup>2</sup> | LOAN |
|--------------|-----------|---------------------|-----------|--------------------|------|
| Feb 7, 2025  | Resale    | Fiduciary Deed      | \$260,000 | \$144              |      |
| Jun 21, 2019 | Quitclaim | Quit Claim Transfer |           |                    |      |

## 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>52</b><br>CRIME INDEX | <b>105</b><br>AIR POLLUTION | <b>22,175</b><br>POPULATION | <b>\$96K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>49%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|