

Townhouse

RESIDENTIAL

2 BRANDON PL

ROCKY RIVER, OH 44116

\$344,271 TopHap Estimate · \$213 / ft² · confidence 85 · as of Jul 14, 2026



2

BEDS

3

BATHS

1,613 ft²

LIVING AREA

4.02 ac

LOT SIZE

1984

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$344K

\$294K low

\$395K high

Last Sale

\$269,000 · Dec 16, 2024

Est. Owner Equity

\$344,271

TAX & ASSESSMENT

Property Tax	\$4,942 (2024)
Assessed Value	\$99,200
Previous Assessed	\$80,720
Assessor Market Value	\$283,400

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

Deck · 513 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 12, 2024	Resale	Fiduciary Deed	\$269,000	\$167	

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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