

Townhouse

RESIDENTIAL

3 BRANDON PL

ROCKY RIVER, OH 44116

\$555,782 TopHap Estimate · \$288 / ft² · confidence 85 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,927 ft²

LIVING AREA

1986

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$556K

\$472K low

\$640K high

Last Sale

\$350,000 · Mar 1, 2022

Est. Owner Equity

\$555,782

TAX & ASSESSMENT

Property Tax	\$6,772 (2024)
Assessed Value	\$122,510
Previous Assessed	\$92,550
Assessor Market Value	\$350,000

PROPERTY FACTS

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

Deck · 72 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 23, 2022	Resale	Warranty Deed	\$350,000	\$182	
Aug 12, 2014	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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