

Townhouse

RESIDENTIAL

7 BRANDON PL

ROCKY RIVER, OH 44116

\$403,450 TopHap Estimate · \$208 / ft² · confidence 81 · as of Jul 14, 2026



2

BEDS

3

BATHS

1,938 ft²

LIVING AREA

4.02 ac

LOT SIZE

1986

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$403K

\$328K low

\$479K high

Last Sale

\$360,000 · Oct 17, 2025

Est. Owner Equity

\$403,450

TAX & ASSESSMENT

Property Tax	\$5,708 (2024)
Assessed Value	\$103,260
Previous Assessed	\$103,260
Assessor Market Value	\$295,000

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 ²	LOAN
Oct 15, 2025	Resale	Warranty Deed	\$360,000	\$186	
Jul 22, 2021	Resale	Fiduciary Deed	\$295,000	\$152	\$145K
Sep 21, 2012	Resale	Warranty Deed	\$199,000	\$103	

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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