

Single Family Residence

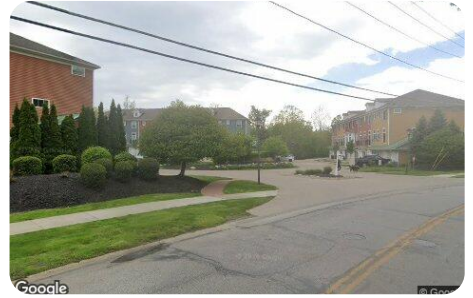
RESIDENTIAL

16 GRANDVIEW DR

ROCKY RIVER, OH 44116

\$375,000

TopHap Estimate · \$210 / ft² · confidence 95 · as of Jul 14, 2026



2

BEDS

2.5

BATHS

1,785 ft²

LIVING AREA

2,128 ft²

LOT SIZE

2008

YEAR BUILT

2

STORIES

5

ROOMS

2

PARKING

VALUATION

\$375K

\$357K low

\$393K high

Last Sale

\$237,000 · Nov 19, 2019

Est. Owner Equity

\$225,000

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$5,970 (2025)
Assessed Value	\$108,360
Assessor Market Value	\$309,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Townhouse
County	CUYAHOGA
Lot (acres)	0.05
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	None
Garage	Garage, Attached
Pool	No

Deck · 120 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 25, 2025	Quitclaim	Quit Claim Transfer			
Nov 18, 2019	Resale	Warranty Deed	\$237,000	\$133	\$87K
Mar 12, 2012	Resale	Warranty Deed	\$174,000	\$97	\$149K
Jun 25, 2009	Resale	Warranty Deed	\$182,000	\$102	\$146K
Jun 25, 2009	Recorded document	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Goldwood Primary Elementary School	Elementary	KG–2	0.3 mi
Rocky River High School	High	9–12	1.1 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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