

Single Family Residence

**RESIDENTIAL**

# 39 GRANDVIEW DR

ROCKY RIVER, OH 44116

**\$289,400** TopHap Estimate · \$145 / ft<sup>2</sup> · confidence 90 · as of Jun 23, 2026



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**3**

BEDS

**2.5**

BATHS

**1,993 ft<sup>2</sup>**

LIVING AREA

**1,097 ft<sup>2</sup>**

LOT SIZE

**2010**

YEAR BUILT

**3**

STORIES

**6**

ROOMS

**1**

PARKING

## VALUATION

**\$289K**

\$260K low

\$318K high

Last Sale

**\$209,000 · Jun 29, 2017**

Est. Owner Equity

**\$130,400**

Loan-to-Value

**55%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,125 (2025) |
| Assessed Value        | \$104,580      |
| Assessor Market Value | \$298,800      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Townhouse                        |
| County        | CUYAHOGA                         |
| Lot (acres)   | 0.03                             |
| Roof          | Asphalt                          |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Central                          |
| Garage        | Garage, Attached                 |
| Pool          | No                               |

Deck · 120 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|---------------|-----------|--------|--------|
| Jun 27, 2017 | Resale            | Warranty Deed | \$209,000 | \$105  | \$159K |
| Jul 21, 2011 | Resale            | Warranty Deed | \$181,500 | \$91   | \$177K |
| 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



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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> |
|-----------|-----------------------|