

Townhouse

RESIDENTIAL

9 GRANDVIEW DR

ROCKY RIVER, OH 44116

\$354,796 TopHap Estimate · \$199 / ft² · confidence 91 · as of Jul 14, 2026



2

BEDS

3

BATHS

1,785 ft²

LIVING AREA

2,126 ft²

LOT SIZE

2008

YEAR BUILT

3

STORIES

5

ROOMS

2

PARKING

VALUATION

\$355K

\$323K low

\$386K high

Last Sale

\$330,000 · Sep 14, 2022

Est. Owner Equity

\$90,796

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$6,385 (2024)
Assessed Value	\$115,510
Previous Assessed	\$115,510
Assessor Market Value	\$330,000

PROPERTY FACTS

Property Type	Townhouse
Style	Townhouse
County	Cuyahoga
Lot (acres)	0.05
Foundation	Mat/Raft Foundation (Slab)
Roof	Asphalt
Heating	Forced Air
Cooling	None
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 120 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 4, 2025	Quitclaim	Quit Claim Transfer	\$165,000	\$92	
Sep 9, 2022	Resale	Survivorship Deed	\$330,000	\$185	\$264K
Aug 14, 2009	Resale	Warranty Deed	\$181,000	\$101	\$154K
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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