

Townhouse **RESIDENTIAL**

40 GRANDVIEW DR

ROCKY RIVER, OH 44116

\$367,696 TopHap Estimate · \$184 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

4

BATHS

1,993 ft²

LIVING AREA

1,097 ft²

LOT SIZE

2010

YEAR BUILT

3

STORIES

6

ROOMS

1

PARKING

VALUATION

\$368K

\$336K low

\$400K high

Last Sale

\$335,000 · Jun 24, 2022

Est. Owner Equity

\$232,696

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax	\$5,611 (2024)
Assessed Value	\$101,510
Previous Assessed	\$82,400
Assessor Market Value	\$290,000

PROPERTY FACTS

Property Type	Townhouse
Style	Townhouse
County	Cuyahoga
Lot (acres)	0.03
Foundation	Mat/Raft Foundation (Slab)
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No

Deck · 120 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 16, 2022	Resale	Warranty Deed	\$335,000	\$168	\$135K
Dec 10, 2019	Resale	Warranty Deed	\$238,360	\$120	
Jun 5, 2012	Resale	Warranty Deed	\$185,000	\$93	\$182K
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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