

Townhouse **RESIDENTIAL**

38 GRANDVIEW DR

ROCKY RIVER, OH 44116

\$358,142 TopHap Estimate · \$178 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,013 ft²

LIVING AREA

1,097 ft²

LOT SIZE

2010

YEAR BUILT

3

STORIES

7

ROOMS

1

PARKING

VALUATION

\$358K

\$329K low

\$387K high

Last Sale

\$325,000 · May 5, 2022

Est. Owner Equity

\$358,142

TAX & ASSESSMENT

Property Tax	\$6,288 (2024)
Assessed Value	\$113,760
Previous Assessed	\$82,850
Assessor Market Value	\$325,000

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, Built-in
Pool	No

Deck · 120 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 3, 2022	Resale	Warranty Deed	\$325,000	\$161	
Jun 5, 2012	Resale	Warranty Deed	\$185,200	\$92	\$179K
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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