

Townhouse

RESIDENTIAL

2 GRANDVIEW DR

ROCKY RIVER, OH 44116

\$344,443 TopHap Estimate · \$173 / ft² · confidence 85 · as of Jul 14, 2026



3

BEDS

4

BATHS

1,993 ft²

LIVING AREA

1,097 ft²

LOT SIZE

2013

YEAR BUILT

3

STORIES

6

ROOMS

1

PARKING

VALUATION

\$344K

\$292K low

\$397K high

Last Sale

\$320,000 · Jul 23, 2024

Est. Owner Equity

\$344,443

TAX & ASSESSMENT

Property Tax	\$7,081 (2024)
Assessed Value	\$128,110
Previous Assessed	\$93,950
Assessor Market Value	\$366,000

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
Garage	Garage, Attached
Pool	No

Deck · 120 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 19, 2024	Resale	Warranty Deed	\$320,000	\$161	
Sep 28, 2017	Resale	Warranty Deed	\$220,000	\$110	\$176K
Jul 26, 2013	Resale	Warranty Deed	\$177,800	\$89	\$151K
Dec 14, 2012	Financing	Grant Deed			\$429K
Dec 14, 2012	Resale	Warranty Deed	\$298,700	\$150	\$429K
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
--------------------------------------	---	---	--	-------------------------------------	------------------------------------

Index values: 100 = US average; lower is better.

|
 OWNERSHIP

Occupancy	Owner occupied
-----------	----------------