

Townhouse **RESIDENTIAL**

# 4 GRANDVIEW DR

ROCKY RIVER, OH 44116

**\$344,678** TopHap Estimate · \$171 / ft² · confidence 92 · as of Jul 14, 2026



**3**

BEDS

**4**

BATHS

**2,013 ft²**

LIVING AREA

**1,097 ft²**

LOT SIZE

**2013**

YEAR BUILT

**3**

STORIES

**6**

ROOMS

**1**

PARKING

## VALUATION

**\$345K**

\$317K low

\$373K high

Last Sale

**\$233,000 · Feb 22, 2019**

Est. Owner Equity

**\$194,798**

Loan-to-Value

**44%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,358 (2024) |
| Assessed Value        | \$115,020      |
| Previous Assessed     | \$80,510       |
| Assessor Market Value | \$328,600      |

## 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           |

Deck · 120 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|---------------|-----------|--------|--------|
| Feb 19, 2019 | Resale            | Warranty Deed | \$233,000 | \$116  | \$149K |
| May 20, 2015 | Resale            | Warranty Deed | \$187,500 | \$93   | \$150K |
| Aug 30, 2013 | Resale            | Warranty Deed | \$175,670 | \$87   | \$172K |
| Dec 14, 2012 | Financing         | Grant Deed    |           |        | \$429K |
| Dec 14, 2012 | Resale            | Warranty Deed | \$298,700 | \$148  | \$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

|                                      |                                         |                                         |                                            |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>52</div> <div>CRIME INDEX</div> | <div>105</div> <div>AIR POLLUTION</div> | <div>22,175</div> <div>POPULATION</div> | <div>\$96K</div> <div>MEDIAN IN-COME</div> | <div>50°F</div> <div>AVG TEMP</div> | <div>49%</div> <div>SUNSHINE</div> |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

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