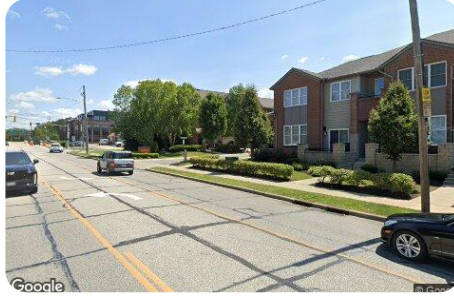


Townhouse **RESIDENTIAL**

526 BEACHCLIFF ROW DR

ROCKY RIVER, OH 44116

\$826,324 TopHap Estimate · \$482 / ft² · confidence 86 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,713 ft²

LIVING AREA

1,790 ft²

LOT SIZE

2013

YEAR BUILT

2

STORIES

5

ROOMS

2

PARKING

VALUATION

\$826K

\$709K low

\$943K high

Last Sale

\$338,000 · Aug 30, 2017

Est. Owner Equity

\$568,700

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$9,130 (2024)
Assessed Value	\$161,670
Previous Assessed	\$121,420
Assessor Market Value	\$461,900

PROPERTY FACTS

Property Type	Townhouse
Style	Townhouse
County	Cuyahoga
Lot (acres)	0.04
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached
Pool	No

Patio · 182 ft²

Porch · 98 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 30, 2017	Resale	Warranty Deed	\$338,000	\$197	\$270K
Dec 12, 2013	Resale	Warranty Deed	\$316,010	\$184	\$253K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River Middle School	Middle	6–8	0.5 mi
Rocky River High School	High	9–12	0.8 mi
Goldwood Primary Elementary School	Elementary	KG–2	1.8 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	Absentee owner
-----------	----------------