

Townhouse **RESIDENTIAL**

20 BRANDON PL

ROCKY RIVER, OH 44116

\$408,270 TopHap Estimate · \$167 / ft² · confidence 82 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,445 ft²

LIVING AREA

4.02 ac

LOT SIZE

1979

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$408K

\$334K low

\$483K high

Last Sale

\$355,000 · Aug 6, 2025

Est. Owner Equity

\$124,270

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$7,139 (2024)
Assessed Value	\$129,160
Previous Assessed	\$129,160
Assessor Market Value	\$369,000

PROPERTY FACTS

Property Type	Townhouse
Style	Townhouse
County	Cuyahoga
Lot (acres)	4.02
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 216 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 1, 2025	Resale	Warranty Deed	\$355,000	\$145	\$284K
Jan 19, 2018	Resale	Warranty Deed	\$315,000	\$129	\$252K
Jun 28, 2011	Resale	Warranty Deed	\$220,000	\$90	
Oct 20, 2009	Resale	Warranty Deed	\$212,500	\$87	\$148K
Nov 29, 2007	Resale	Warranty Deed	\$220,000	\$90	\$176K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River High School	High	9–12	1.2 mi
Goldwood Primary Elementary School	Elementary	KG–2	1.5 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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