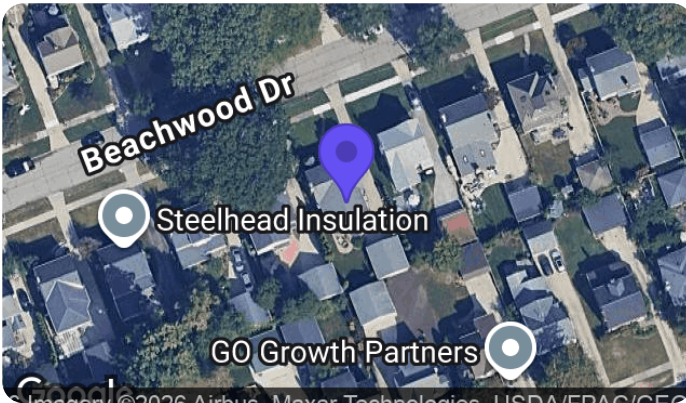


Single Family Residence **RESIDENTIAL**

20805 BEACHWOOD DR

ROCKY RIVER, OH 44116

\$794,459 TopHap Estimate · \$326 / ft² · confidence 81 · as of Jul 14, 2026



4
BEDS

3
BATHS

2,437 ft²
LIVING AREA

0.14 ac
LOT SIZE

1935
YEAR BUILT

2
STORIES

7
ROOMS

2
PARKING

VALUATION

\$794K

\$647K low

\$942K high

Last Sale

\$452,500 · May 17, 2013

Est. Owner Equity

\$532,859

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax	\$12,132 (2024)
Assessed Value	\$219,490
Previous Assessed	\$196,460
Assessor Market Value	\$627,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Cuyahoga
Lot (acres)	0.14
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No

Porch · 120 ft²

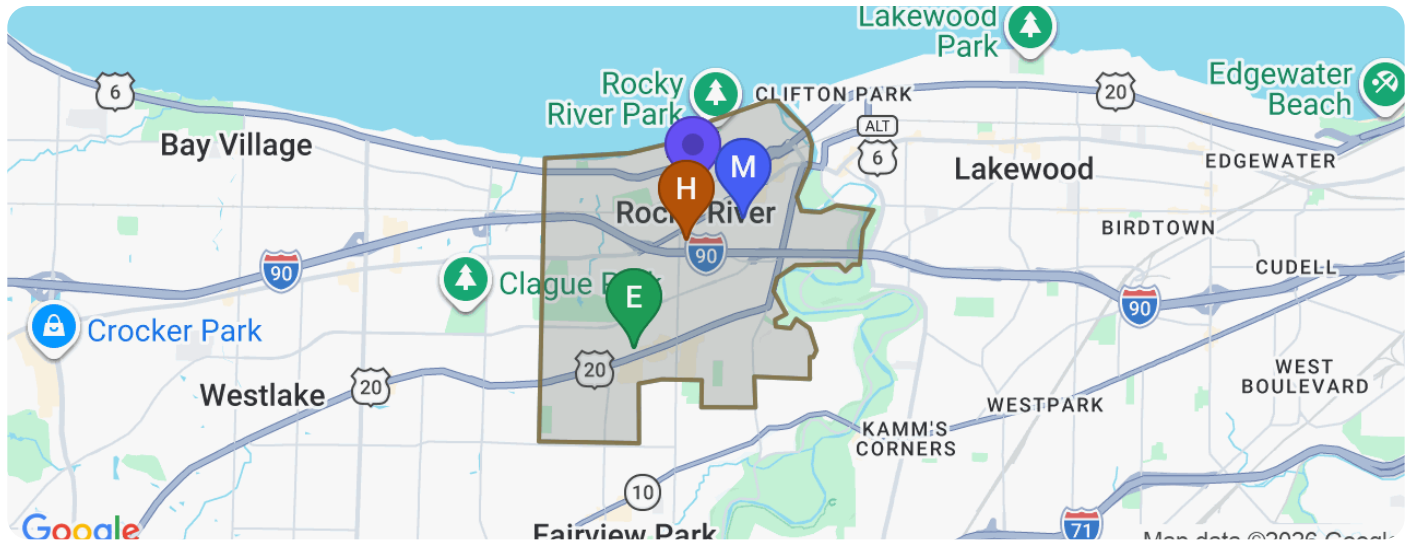
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 15, 2013	Resale	Warranty Deed	\$452,500	\$186	\$362K
Jul 15, 2003	Resale	Grant Deed	\$281,000	\$115	\$253K
May 20, 2002	Resale	Grant Deed	\$260,300	\$107	\$247K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River High School	High	9–12	0.3 mi
Rocky River Middle School	Middle	6–8	0.5 mi
Goldwood Primary Elementary School	Elementary	KG–2	1.3 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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