

Single Family Residence **RESIDENTIAL**

18 GRANDVIEW DR

ROCKY RIVER, OH 44116

\$334,122 TopHap Estimate · \$285 / ft² · confidence 75 · as of Jul 14, 2026



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2
BEDS

2
BATHS

1,172 ft²
LIVING AREA

2,217 ft²
LOT SIZE

2015
YEAR BUILT

1
STORIES

6
ROOMS

1
PARKING

VALUATION

\$334K

\$250K low

\$418K high

Last Sale

\$324,500 · Oct 20, 2025

Est. Owner Equity

\$334,122

TAX & ASSESSMENT

Property Tax	\$3,472 (2025)
Assessed Value	\$63,000
Assessor Market Value	\$180,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	CUYAHOGA
Lot (acres)	0.05
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Garage, Attached
Pool	No

Patio · 100 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 17, 2025	Resale	Warranty Deed	\$324,500	\$277	
Jun 23, 2015	Resale	Warranty Deed	\$152,060	\$130	\$147K
Dec 14, 2012	Financing	Grant Deed			\$429K
Dec 14, 2012	Resale	Warranty Deed	\$298,700	\$255	\$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	1.2 mi
Rocky River Middle School	Middle	6–8	1.6 mi

District: Rocky River City School District



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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