

Single Family Residence **RESIDENTIAL**

# 20 GRANDVIEW DR

ROCKY RIVER, OH 44116

**\$433,854** TopHap Estimate · \$359 / ft<sup>2</sup> · confidence 86 · as of Jul 14, 2026



**2**  
BEDS

**2**  
BATHS

**1,208 ft<sup>2</sup>**  
LIVING AREA

**3,402 ft<sup>2</sup>**  
LOT SIZE

**2015**  
YEAR BUILT

**1**  
STORIES

**6**  
ROOMS

**2**  
PARKING

## VALUATION

**\$434K**

\$371K low

\$496K high

Last Sale

**\$175,000 · Jul 27, 2015**

Est. Owner Equity

**\$267,604**

Loan-to-Value

**37%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,461 (2024) |
| Assessed Value        | \$80,710       |
| Previous Assessed     | \$71,830       |
| Assessor Market Value | \$230,600      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| Style         | Ranch                      |
| County        | Cuyahoga                   |
| Lot (acres)   | 0.08                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Asphalt                    |
| Heating       | Forced Air                 |
| Cooling       | Central                    |
| Garage        | Garage, Attached           |
| Pool          | No                         |

Patio · 100 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|---------------|-----------|--------|--------|
| Jul 24, 2015 | Resale            | Warranty Deed | \$175,000 | \$145  | \$166K |
| Dec 14, 2012 | Resale            | Warranty Deed | \$298,700 | \$247  | \$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

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

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

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|