

Townhouse

RESIDENTIAL

26 GRANDVIEW DR

ROCKY RIVER, OH 44116

\$367,118 TopHap Estimate · \$194 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

4

BATHS

1,892 ft²

LIVING AREA

1,097 ft²

LOT SIZE

2014

YEAR BUILT

3

STORIES

6

ROOMS

1

PARKING

VALUATION

\$367K

\$335K low

\$399K high

Last Sale

\$365,000 · May 4, 2026

Est. Owner Equity

\$234,118

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$5,117 (2025)
Assessed Value	\$90,900
Previous Assessed	\$90,900
Assessor Market Value	\$259,700

PROPERTY FACTS

Property Type	Townhouse
Style	Townhouse
County	Cuyahoga
Lot (acres)	0.03
Foundation	Mat/Raft Foundation (Slab)
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached

Deck · 120 ft²

Porch · 120 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 28, 2026	Resale	Warranty Deed	\$365,000	\$193	\$133K
Aug 16, 2024	Resale	Warranty Deed	\$355,000	\$188	\$340K
Apr 30, 2015	Resale	Warranty Deed	\$197,800	\$105	\$158K
Dec 14, 2012	Resale	Warranty Deed	\$298,700	\$158	\$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

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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