

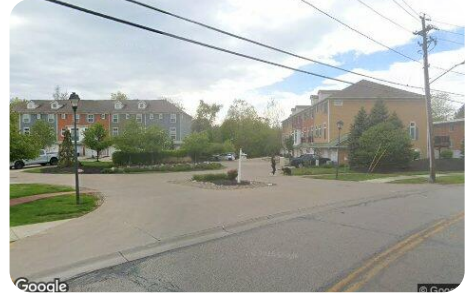
Townhouse

RESIDENTIAL

31 GRANDVIEW DR

ROCKY RIVER, OH 44116

\$369,330 TopHap Estimate · \$171 / ft² · confidence 86 · as of Jul 14, 2026



3

BEDS

4

BATHS

2,156 ft²

LIVING AREA

1,097 ft²

LOT SIZE

2014

YEAR BUILT

3

STORIES

6

ROOMS

1

PARKING

VALUATION

\$369K

\$319K low

\$420K high

Last Sale

\$349,800 · Aug 18, 2023

Est. Owner Equity

\$278,330

Loan-to-Value

25%

TAX & ASSESSMENT

Property Tax	\$6,729 (2024)
Assessed Value	\$121,740
Previous Assessed	\$85,650
Assessor Market Value	\$347,800

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
Pool	No

Deck · 120 ft²

Porch · 120 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 6, 2023	Resale	Warranty Deed	\$349,800	\$162	\$91K
May 27, 2020	Resale	Warranty Deed	\$260,000	\$121	\$247K
Aug 21, 2014	Resale	Grant Deed	\$191,900	\$89	
Dec 14, 2012	Resale	Warranty Deed	\$298,700	\$139	\$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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