

Townhouse **RESIDENTIAL**

32 GRANDVIEW DR

ROCKY RIVER, OH 44116

\$394,891 TopHap Estimate · \$209 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

4

BATHS

1,892 ft²

LIVING AREA

1,098 ft²

LOT SIZE

2014

YEAR BUILT

3

STORIES

6

ROOMS

1

PARKING

VALUATION

\$395K

\$360K low

\$430K high

Last Sale

\$257,100 · Jul 2, 2018

Est. Owner Equity

\$214,916

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$5,725 (2024)
Assessed Value	\$103,570
Previous Assessed	\$82,220
Assessor Market Value	\$295,900

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
Jun 30, 2018	Resale	Warranty Deed	\$257,100	\$136	\$180K
May 18, 2015	Resale	Warranty Deed	\$201,126	\$106	\$201K
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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