

Townhouse **RESIDENTIAL**

# 536 BEACHCLIFF ROW DR

ROCKY RIVER, OH 44116

**\$943,816** TopHap Estimate · \$551 / ft² · confidence 88 · as of Jul 14, 2026



**3**  
BEDS

**3**  
BATHS

**1,713 ft²**  
LIVING AREA

**3,362 ft²**  
LOT SIZE

**2013**  
YEAR BUILT

**2**  
STORIES

**5**  
ROOMS

**2**  
PARKING

## VALUATION

**\$944K**

\$827K low

\$1.1M high

Est. Owner Equity

**\$778,816**

Loan-to-Value

**20%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$8,799 (2024) |
| Assessed Value        | \$159,190      |
| Previous Assessed     | \$122,710      |
| Assessor Market Value | \$454,800      |

## PROPERTY FACTS

|               |                     |
|---------------|---------------------|
| Property Type | Townhouse           |
| Style         | Townhouse           |
| County        | Cuyahoga            |
| Lot (acres)   | 0.08                |
| Construction  | Frame (Unspecified) |
| Roof          | Asphalt             |
| Heating       | Forced Air          |
| Cooling       | Central             |
| Garage        | Garage, Attached    |
| Pool          | No                  |

Patio · 182 ft²

Porch · 98 ft²

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| Rocky River Middle School          | Middle     | 6–8    | 0.5 mi   |
| Rocky River High School            | High       | 9–12   | 0.8 mi   |
| Goldwood Primary Elementary School | Elementary | KG–2   | 1.8 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> |
|-----------|-----------------------|