

Townhouse **RESIDENTIAL**

539 BEACHCLIFF ROW DR

ROCKY RIVER, OH 44116

\$982,555 TopHap Estimate · \$511 / ft² · confidence 80 · as of Jul 14, 2026



3

BEDS

4

BATHS

1,923 ft²

LIVING AREA

0.1 ac

LOT SIZE

2013

YEAR BUILT

2

STORIES

5

ROOMS

2

PARKING

VALUATION

\$983K

\$791K low

\$1.2M high

Last Sale

\$470,000 · Feb 1, 2018

Est. Owner Equity

\$615,555

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$11,583 (2024)
Assessed Value	\$209,550
Previous Assessed	\$164,500
Assessor Market Value	\$598,700

PROPERTY FACTS

Property Type	Townhouse
Style	Townhouse
County	Cuyahoga
Lot (acres)	0.10
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached
Pool	No

Porch · 45 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 15, 2022	Financing	Intrafamily Transfer			
Jan 26, 2018	Resale	Warranty Deed	\$470,000	\$244	\$376K
Mar 3, 2014	Resale	Warranty Deed	\$385,786	\$201	\$309K

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

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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