

Townhouse **RESIDENTIAL**

528 BEACHCLIFF ROW DR

ROCKY RIVER, OH 44116

\$845,695 TopHap Estimate · \$494 / ft² · confidence 84 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,713 ft²
LIVING AREA

2,936 ft²
LOT SIZE

2013
YEAR BUILT

2
STORIES

5
ROOMS

2
PARKING

VALUATION

\$846K

\$712K low

\$979K high

Last Sale

\$343,000 · Jul 26, 2016

Est. Owner Equity

\$590,695

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$8,824 (2024)
Assessed Value	\$159,640
Previous Assessed	\$123,240
Assessor Market Value	\$456,100

PROPERTY FACTS

Property Type	Townhouse
Style	Townhouse
County	Cuyahoga
Lot (acres)	0.07
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached
Pool	No

Patio · 182 ft²

Porch · 98 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 22, 2016	Resale	Warranty Deed	\$343,000	\$200	\$274K

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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