

Townhouse **RESIDENTIAL**

540 BEACHCLIFF ROW DR

ROCKY RIVER, OH 44116

\$1,050,909 TopHap Estimate · \$538 / ft² · confidence 77 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,953 ft²
LIVING AREA

4,318 ft²
LOT SIZE

2013
YEAR BUILT

2
STORIES

5
ROOMS

2
PARKING

VALUATION

\$1.1M

\$808K low

\$1.3M high

Last Sale

\$450,000 · Jul 27, 2017

Est. Owner Equity

\$1,050,909

TAX & ASSESSMENT

Property Tax	\$12,331 (2024)
Assessed Value	\$223,090
Previous Assessed	\$161,600
Assessor Market Value	\$637,400

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

Deck · 204 ft²

Porch · 45 ft²

CLIMATE RISK

1 FLOOD	1 WILDFIRE	68 HEAT	63 STORM	30 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 27, 2017	Resale	Grant Deed	\$450,000	\$230	

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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