

Townhouse **RESIDENTIAL**

518 BEACHCLIFF ROW DR

ROCKY RIVER, OH 44116

\$742,500 TopHap Estimate · \$407 / ft² · confidence 85 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,826 ft²
LIVING AREA

2,047 ft²
LOT SIZE

2014
YEAR BUILT

2
STORIES

5
ROOMS

2
PARKING

VALUATION

\$743K

\$628K low

\$857K high

Last Sale

\$400,000 · Jul 2, 2020

Est. Owner Equity

\$422,500

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$9,507 (2024)
Assessed Value	\$172,000
Previous Assessed	\$140,010
Assessor Market Value	\$491,400

PROPERTY FACTS

Property Type	Townhouse
County	Cuyahoga
Lot (acres)	0.05
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached

Patio · 168 ft²

Porch · 72 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 13, 2023	Financing	Intrafamily Transfer			
Jun 29, 2020	Resale	Warranty Deed	\$400,000	\$219	\$320K
Jul 1, 2016	Resale	Grant Deed	\$344,000	\$188	\$344K

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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