

Townhouse **RESIDENTIAL**

33 BRANDON PL

ROCKY RIVER, OH 44116

\$361,272 TopHap Estimate · \$191 / ft² · confidence 87 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,894 ft²

LIVING AREA

4.02 ac

LOT SIZE

1982

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$361K

\$315K low

\$408K high

Last Sale

\$310,000 · Jul 7, 2025

Est. Owner Equity

\$60,572

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$5,827 (2024)
Assessed Value	\$103,190
Previous Assessed	\$103,190
Assessor Market Value	\$294,800

PROPERTY FACTS

Property Type	Townhouse
Style	Townhouse
County	Cuyahoga
Lot (acres)	4.02
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 2, 2025	Resale	Fiduciary Deed	\$310,000	\$164	\$301K
Nov 19, 2015	Quitclaim	Quit Claim Transfer			
Sep 20, 2007	Quitclaim	Quit Claim Transfer			
Sep 20, 2006	Resale	Warranty Deed	\$187,000	\$99	\$87K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River High School	High	9–12	1.2 mi
Goldwood Primary Elementary School	Elementary	KG–2	1.4 mi
Rocky River Middle School	Middle	6–8	1.6 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
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------