

Townhouse

RESIDENTIAL

11 BRANDON PL

ROCKY RIVER, OH 44116

\$420,822 TopHap Estimate · \$233 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,806 ft²

LIVING AREA

4.02 ac

LOT SIZE

1981

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$421K

\$371K low

\$470K high

Last Sale

\$215,000 · Sep 12, 2019

Est. Owner Equity

\$267,822

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$5,241 (2024)
Assessed Value	\$94,820
Previous Assessed	\$75,250
Assessor Market Value	\$270,900

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
Jan 31, 2022	Non-arms-length	Warranty Deed	\$170,000	\$94	\$153K
Aug 29, 2019	Resale	Warranty Deed	\$215,000	\$119	\$172K
Apr 29, 2015	Recorded document	Affidavit Of Death			
Sep 22, 2005	Resale	Grant Deed	\$188,000	\$104	\$150K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River High School	High	9–12	1.2 mi
Goldwood Primary Elementary School	Elementary	KG–2	1.5 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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