

Townhouse

RESIDENTIAL

39 BRANDON PL

ROCKY RIVER, OH 44116

\$672,925 TopHap Estimate · \$244 / ft² · confidence 74 · as of Jul 14, 2026



3

BEDS

4

BATHS

2,755 ft²

LIVING AREA

4.02 ac

LOT SIZE

1982

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$673K

\$497K low

\$848K high

Est. Owner Equity

\$422,925

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$8,054 (2024)
Assessed Value	\$155,510
Previous Assessed	\$134,300
Assessor Market Value	\$444,300

PROPERTY FACTS

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

Porch · 36 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 10, 2005	Resale	Grant Deed	\$340,000	\$123	\$200K

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

OWNERSHIP

Occupancy	Owner occupied
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