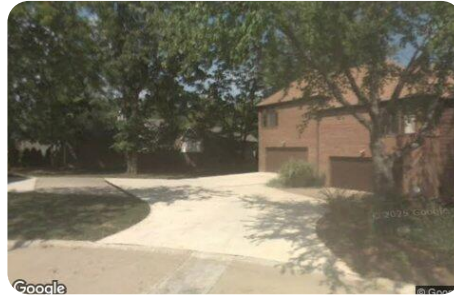


Townhouse **RESIDENTIAL**

12 BRANDON PL

ROCKY RIVER, OH 44116

\$468,325 TopHap Estimate · \$317 / ft² · confidence 88 · as of Jul 14, 2026



2

BEDS

3

BATHS

1,476 ft²

LIVING AREA

4.02 ac

LOT SIZE

1982

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$468K

\$410K low

\$526K high

Last Sale

\$172,500 · Mar 1, 2013

Est. Owner Equity

\$252,325

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$5,299 (2024)
Assessed Value	\$93,840
Previous Assessed	\$76,370
Assessor Market Value	\$268,100

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
Aug 30, 2024	Non-arms-length	Deed	\$270,000	\$183	\$216K
Feb 23, 2017	Quitclaim	Quit Claim Transfer			
Feb 15, 2013	Resale	Warranty Deed	\$172,500	\$117	\$90K
May 23, 2005	Resale	Warranty Deed	\$190,000	\$129	\$190K
Dec 6, 2001	Resale	Grant Deed	\$156,000	\$106	\$133K

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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