

Condominium

RESIDENTIAL

35 BRANDON PL

ROCKY RIVER, OH 44116

\$423,235 TopHap Estimate · \$236 / ft² · confidence 89 · as of Jul 14, 2026



2

BEDS

2.5

BATHS

1,792 ft²

LIVING AREA

4.02 ac

LOT SIZE

1982

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$423K

\$376K low

\$471K high

Last Sale

\$185,000 · Aug 26, 2019

Est. Owner Equity

\$196,035

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$4,920 (2025)
Assessed Value	\$87,395
Assessor Market Value	\$249,700

PROPERTY FACTS

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

Deck · 196 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 23, 2019	Resale	Grant Deed	\$185,000	\$103	\$157K
Apr 4, 2019	Recorded document	Affidavit Of Death			
Feb 10, 2005	Quitclaim	Quit Claim Transfer			

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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