

Townhouse **RESIDENTIAL**

13 BALDWIN LN

ROCKY RIVER, OH 44116

\$631,246 TopHap Estimate · \$425 / ft² · confidence 83 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,484 ft²
LIVING AREA

3.7 ac
LOT SIZE

1982
YEAR BUILT

2
STORIES

6
ROOMS

2
PARKING

VALUATION

\$631K

\$521K low

\$741K high

Last Sale

\$237,500 · Aug 29, 2008

Est. Owner Equity

\$631,246

TAX & ASSESSMENT

Property Tax	\$5,907 (2024)
Assessed Value	\$106,860
Previous Assessed	\$112,490
Assessor Market Value	\$305,300

PROPERTY FACTS

Property Type	Townhouse
Style	Townhouse
County	Cuyahoga
Lot (acres)	3.70
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
Apr 24, 2010	Quitclaim	Quit Claim Transfer	\$237,500	\$160	
Aug 22, 2008	Resale	Warranty Deed	\$237,500	\$160	
Jun 9, 1998	Resale	Grant Deed	\$227,500	\$153	\$182K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River High School	High	9–12	0.9 mi
Goldwood Primary Elementary School	Elementary	KG–2	0.9 mi
Rocky River Middle School	Middle	6–8	1.4 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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