

Single Family Residence **RESIDENTIAL**

20596 BEACHWOOD DR

ROCKY RIVER, OH 44116

\$508,565 TopHap Estimate · \$384 / ft² · confidence 87 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,324 ft²

LIVING AREA

0.15 ac

LOT SIZE

1941

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$509K

\$445K low

\$572K high

Last Sale

\$420,000 · Aug 9, 2021

Est. Owner Equity

\$508,565

TAX & ASSESSMENT

Property Tax	\$8,840 (2024)
Assessed Value	\$159,920
Previous Assessed	\$111,650
Assessor Market Value	\$456,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Cuyahoga
Lot (acres)	0.15
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No

Porch · 88 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 22, 2021	Resale	Survivorship Deed	\$420,000	\$317	
May 1, 2001	Resale	Grant Deed	\$184,000	\$139	\$100K
Aug 21, 1998	Resale	Grant Deed	\$161,000	\$122	\$153K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River Middle School	Middle	6–8	0.4 mi
Rocky River High School	High	9–12	0.5 mi
Goldwood Primary Elementary School	Elementary	KG–2	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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