

Single Family Residence **RESIDENTIAL**

# 20643 STRATFORD AVE

ROCKY RIVER, OH 44116

**\$608,188** TopHap Estimate · \$289 / ft<sup>2</sup> · confidence 88 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**2,104 ft<sup>2</sup>**

LIVING AREA

**0.16 ac**

LOT SIZE

**1951**

YEAR BUILT

**2**

STORIES

**10**

ROOMS

**2**

PARKING

## VALUATION

**\$608K**

\$533K low

\$683K high

Last Sale

**\$535,000 · Jul 18, 2022**

Est. Owner Equity

**\$52,188**

Loan-to-Value

**87%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$10,349 (2024) |
| Assessed Value        | \$187,220       |
| Previous Assessed     | \$153,510       |
| Assessor Market Value | \$534,900       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Colonial                |
| County        | Cuyahoga                |
| Lot (acres)   | 0.16                    |
| Roof          | Asphalt                 |
| Heating       | Forced Air              |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Detached        |
| Pool          | No                      |

Deck · 175 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-----------|--------|--------|
| Jul 15, 2022 | Resale    | Warranty Deed        | \$535,000 | \$254  | \$428K |
| Jun 15, 2022 | Financing | Intrafamily Transfer |           |        |        |
| Jun 12, 2001 | Resale    | Grant Deed           | \$223,000 | \$106  | \$190K |
| Oct 4, 1999  | Resale    | Grant Deed           | \$212,000 | \$101  | \$196K |

## 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   | 1.5 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>52</b><br>CRIME INDEX | <b>105</b><br>AIR POLLUTION | <b>22,175</b><br>POPULATION | <b>\$96K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>49%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|