

Townhouse

RESIDENTIAL

17 BRANDON PL

ROCKY RIVER, OH 44116

\$499,420 TopHap Estimate · \$168 / ft² · confidence 87 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,971 ft²

LIVING AREA

4.02 ac

LOT SIZE

1981

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$499K

\$434K low

\$565K high

Last Sale

\$363,000 · Jul 25, 2024

Est. Owner Equity

\$499,420

TAX & ASSESSMENT

Property Tax	\$7,310 (2024)
Assessed Value	\$129,440
Previous Assessed	\$116,490
Assessor Market Value	\$369,800

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
Jul 16, 2024	Resale	Warranty Deed	\$363,000	\$122	
Sep 22, 2023	Resale	Warranty Deed	\$369,800	\$124	
Jan 20, 2023	Financing	Divorce/Dissolution of Marriage Transfer			
Apr 5, 2017	Recorded document	Affidavit Of Death			
May 16, 2016	Resale	Warranty Deed	\$275,000	\$93	
Jun 24, 1999	Resale	Grant Deed	\$217,500	\$73	

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
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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	Absentee owner
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