

Single Family Residence **RESIDENTIAL**

20500 STRATFORD AVE

ROCKY RIVER, OH 44116

\$458,941 TopHap Estimate · \$229 / ft² · confidence 88 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,006 ft²

LIVING AREA

0.28 ac

LOT SIZE

1949

YEAR BUILT

2

STORIES

12

ROOMS

2

PARKING

VALUATION

\$459K

\$406K low

\$512K high

Last Sale

\$385,000 · Aug 2, 2022

Est. Owner Equity

\$408,941

Loan-to-Value

11%

TAX & ASSESSMENT

Property Tax	\$7,449 (2024)
Assessed Value	\$134,760
Previous Assessed	\$141,900
Assessor Market Value	\$385,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	Cuyahoga
Lot (acres)	0.28
Foundation	Raised (Unspecified)
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 130 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 28, 2022	Resale	Survivorship Deed	\$385,000	\$192	\$308K
Nov 21, 2006	Resale	Warranty Deed	\$227,000	\$113	\$193K
Jun 15, 2004	Resale	Grant Deed	\$252,000	\$126	\$202K
Jun 19, 1998	Resale	Grant Deed	\$190,000	\$95	\$162K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River Middle School	Middle	6–8	0.4 mi
Rocky River High School	High	9–12	0.6 mi
Goldwood Primary Elementary School	Elementary	KG–2	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
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------