



V/L Brushwood Rd, Richfield, OH 44286

MLS#: **5193748**
 Status: **Active**

Prop Type: **Land and Lots**
 Sub Type: **Commercial**

List Price: **\$325,000**
 DOM/CDOM: **85/85**



List Dt Rec: **03/17/2026**
 Lot #:
 Unit:
 County: **Summit**

List Date: **03/16/2026**
 Contg Dt:
 Pend Dt:
 Off Mkt Dt:
 Close Dt:
 Exp Dt: **08/01/2026**

Supplements (8)

Parcel ID: **TX 5001864 5001863**
 Twp: **Richfield Village**
 Subdiv:
 School Dist: **Revere LSD - 7712**
 \$/Acre: **\$193,452.38**

Directions: **Brecksville Road North to Brushwood Road on the left before the Ohio Turnpike. (Lots are at the corner of Brushwood and Brecksville Road).**

Land Lease: **No Monthly Lot Rent**

Legal/Taxes

Taxes: **\$1,055** Tax Year: **2025** Assessment: **No** Homestead: **No**
 CAUV: **No**
 Legal: **LOTS 9 & 10 N OF BRUSHWOOD RD 204 FT FRT**

Features

Waterfront:
 # Lots: **2** Lot Dim:
 Association: **No** Front Feet:
 Water: **Public** Lot Sz Src: **Auditors Website**
 Parking: **None** Lot Sz Acre: **1.68** Divisible:
 Lot Features: **Irregular Lot** Sewer: **Public**
 Road Front: **City Street**
 View Desc: **City**
 Topography: **Level**
 Improvements: **Underground Util**
 Utilities Avail: **220 Volt, 3 Phase Wire, Cable Available, Electricity Available, Natural Gas Available, Phone Available, Sewer Available, Water Available**

Remarks: **Two commercial lots in the highly desirable Village of Richfield are offered together and ready to be combined for development. The survey is completed and attached. The parcels are level and development-ready with access to public water and sewer, making them an excellent opportunity for a variety of commercial uses. Conveniently located just minutes from the Ohio Turnpike, the property provides outstanding regional access between Cleveland and Akron. Ideal location for office, service, or retail development with strong surrounding demographics and easy highway connectivity. Bring your development plans and take advantage of this prime Richfield Village opportunity.**

Agent/Broker Info

List Agent: **William E Snow (C2013001675)** List Office: **Berkshire Hathaway HomeServices Stouffer Realty (C19789)**
 Contact #: **330-990-0256** Office Phone: **330-835-4900**
 LA Email: **realtorwilliamsnow@gmail.com** Office Fax: **234-215-5250**
 LA License #: **OH SAL.2013001675** Brokerage Lic: **2010001109**
 Attrib Cnt: **realtorwilliamsnow@gmail.com, 330-990-0256**
 Waived Agt: **No**

Showing

Showing Contact:
 Showing Rqmts: **Call Listing Agent** Type: **Listing Agent**
 Showing Remarks: **Call Bill Snow 330-990-0256**
 Show Address to Client: **Yes**

Distribution

Internet Listing Y/N: **Yes - No AVM** Internet Address Y/N: **Yes** Internet Consumer Comm Y/N: **No**

Listing/Contract Info

Owner Name:
 Listing Agreement: **Exclusive Right To Sell** Owner Phone:
 Listing Contract Date: **03/16/2026** Expiration Date: **08/01/2026** Owner Agent: **No** Warranty:
 Possession: **Negotiable (Possession)** Purchase Contract Date:
 Special Listing Conditions: **Principal/NR** Orig List Price: **\$325,000**
 Online Bidding: **No**

Owner Name: **Neforos John T**
 Tax Billing Address: **5170 Black Rd**
 Tax Billing Zip: **44141**

Owner Name 2: **Neforos Kathleen**
 Tax Billing City & State: **Brecksville Oh**
 Tax Billing Zip+4: **4010**

Location Information

School District: **Revere LSD** Census Tract: **532501**
 Township: **Richfield Vlg Revere LSD**

Tax Information

APN: **50-01864** Alt. APN: **RI0000303030001**
 Lot #: **9** Tax Area: **50**
 Legal Description: **LOTS 9 & 10 N OF BRUSHWOOD RD 204 FT FRT**

Assessment & Taxes

Assessment Year	2025	2024	2023
Assessed Value - Total	\$9,741	\$9,741	\$9,741
Assessed Value - Land	\$9,741	\$9,741	\$9,741
YOY Assessed Change (\$)	\$	\$	
YOY Assessed Change (%)	0%	0%	
Market Value - Total	\$27,830	\$27,830	\$27,830
Market Value - Land	\$27,830	\$27,830	\$27,830
Tax Year	2025	2024	2023
Total Tax	\$539.66	\$535.44	\$527.16
Change (\$)	\$4	\$8	
Change (%)	1%	2%	

Characteristics

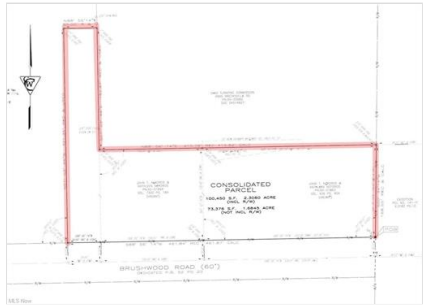
State Use: **Comml Vacant Land** Universal Land Use: **Commercial Lot**
 Lot Frontage: **154** Lot Depth: **138**
 Lot Area: **37,300** Lot Acres: **0.856**
 Lot Shape: **IRREGULAR** Garage Capacity: **0**
 Garage Capacity: **0**

Estimated Value

Commercial Acres: **1.68** **\$325,000**



Aerial map of property and surrounding area with property parcel outlined

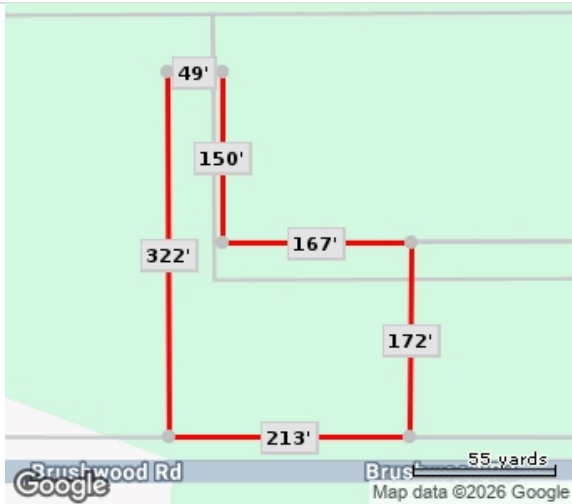
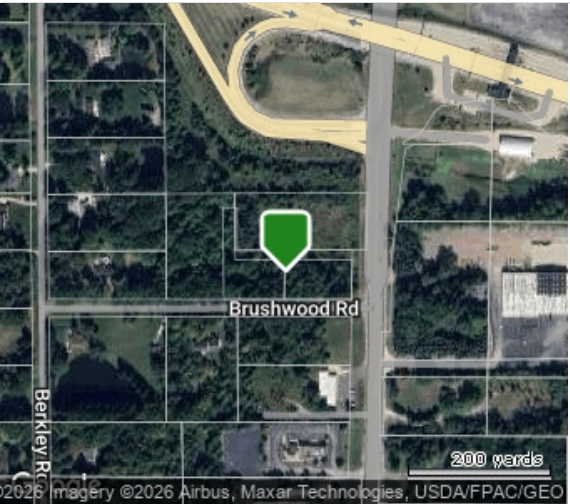


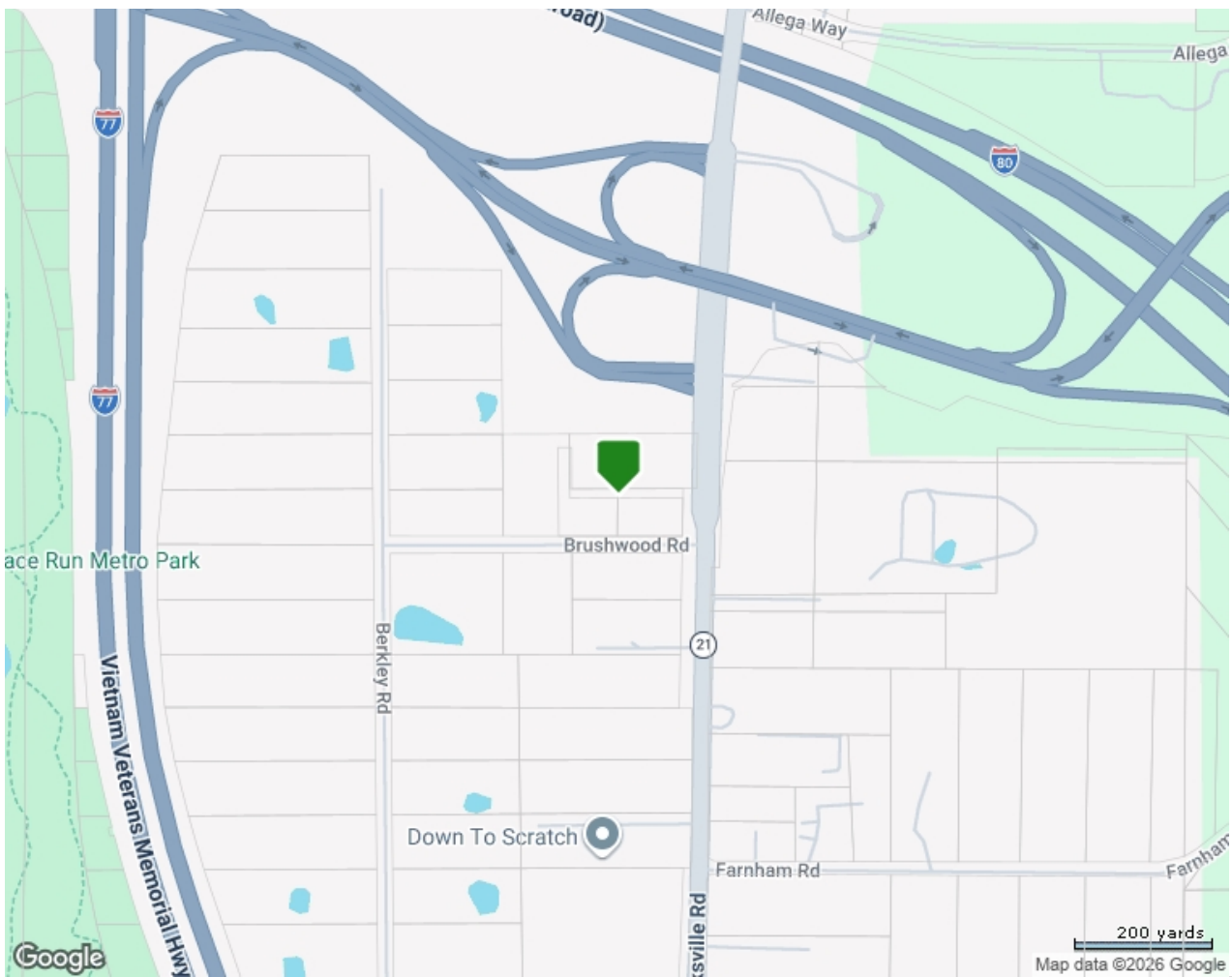
Survey



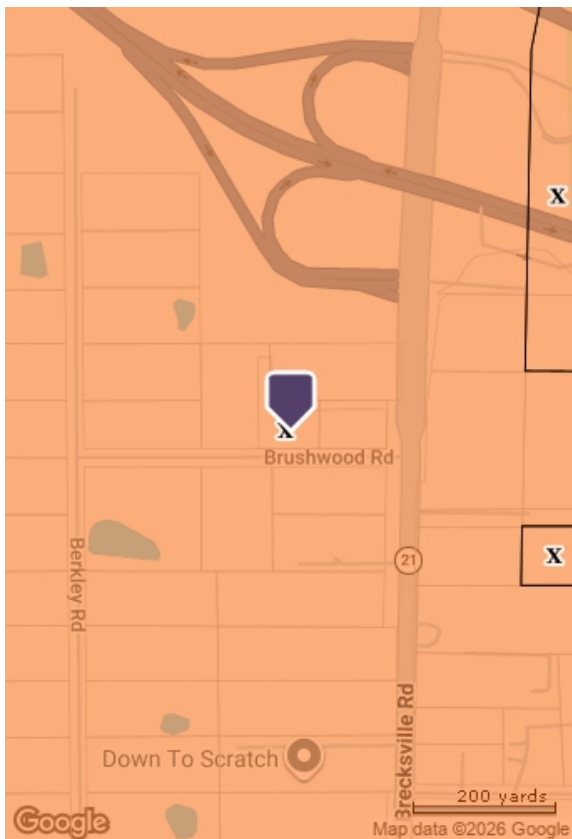
Aerial overview of property's location with property boundaries highlighted

Information is Believed To Be Accurate But Not Guaranteed






Flood Zone Code:	X	Special Flood Hazard Area (SFHA):	Out
Flood Zone Date:	04/19/2016	Within 250 Feet of Multiple Flood Zone:	No
Flood Zone Panel:	39153C0019F	Flood Community Name:	RICHFIELD
Flood Code Description:	Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.		



- Coastal 100-Year Floodway
- Coastal 100-year Floodplain

 **100-year Floodway**  **100-year Floodplain**

 **Undetermined**

 **500-year Floodplain incl. levee protected area**

 **Out of Special Flood Hazard Area**

This map/report was produced using multiple sources. It is provided for informational purposes only. This map/report should not be relied upon by any third parties. It is not intended to satisfy any regulatory guidelines and should not be used for this or any other purpose.

Search Criteria

MLS Status is one of 'Active', 'C-Under Contract ALLOW Showings'

List Agent Key Numeric is 26863682

Co List Agent Key Numeric is 26863682

Selected 1 of 12 results.