

Condominium

RESIDENTIAL

22081 RIVER OAKS DR APT B7

ROCKY RIVER, OH 44116

\$120,095 TopHap Estimate · \$124 / ft² · confidence 89 · as of Jul 14, 2026



2

BEDS

2

BATHS

968 ft²

LIVING AREA

6.48 ac

LOT SIZE

1964

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$120K

\$107K low

\$133K high

Last Sale

\$80,000 · May 7, 2021

Est. Owner Equity

\$35,095

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$1,581 (2024)
Assessed Value	\$28,000
Previous Assessed	\$19,850
Assessor Market Value	\$80,000

PROPERTY FACTS

Property Type	Condominium
County	Cuyahoga
Lot (acres)	6.48
Foundation	Mat/Raft Foundation (Slab)
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Garage	Garage, Detached
Pool	Yes

CLIMATE RISK

1 FLOOD	1 WILDFIRE	68 HEAT	63 STORM	30 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 5, 2021	Resale	Warranty Deed	\$80,000	\$83	
Dec 28, 2006	Resale	Warranty Deed	\$53,000	\$55	\$50K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Goldwood Primary Elementary School	Elementary	KG–2	0.2 mi
Rocky River High School	High	9–12	1.1 mi
Rocky River Middle School	Middle	6–8	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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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