

Single Family Residence **RESIDENTIAL**

22540 LARAMIE DR

ROCKY RIVER, OH 44116

\$454,557 TopHap Estimate · \$185 / ft² · confidence 82 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,454 ft²

LIVING AREA

0.25 ac

LOT SIZE

1964

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$455K

\$375K low

\$534K high

Last Sale

\$255,000 · Jun 28, 2006

Est. Owner Equity

\$115,257

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$7,328 (2025)
Assessed Value	\$133,000
Previous Assessed	\$140,000
Assessor Market Value	\$380,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	CUYAHOGA
Lot (acres)	0.25
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Garage, Attached
Pool	No

Porch · 32 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 5, 2024	Financing	Intrafamily Transfer			\$259K
Jun 27, 2006	Resale	Grant Deed	\$255,000	\$104	\$195K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Goldwood Primary Elementary School	Elementary	KG–2	0.5 mi
Rocky River High School	High	9–12	1.3 mi
Rocky River Middle School	Middle	6–8	1.8 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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