

Single Family Residence **RESIDENTIAL**

22840 LARAMIE DR

ROCKY RIVER, OH 44116

\$537,709 TopHap Estimate · \$263 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,042 ft²

LIVING AREA

0.2 ac

LOT SIZE

1961

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$538K

\$489K low

\$587K high

Last Sale

\$410,000 · Jun 4, 2021

Est. Owner Equity

\$151,709

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$7,932 (2024)
Assessed Value	\$143,500
Previous Assessed	\$134,020
Assessor Market Value	\$410,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Cuyahoga
Lot (acres)	0.20
Roof	Asphalt
Heating	Hot Water
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 26, 2021	Resale	Warranty Deed	\$410,000	\$201	\$328K
Apr 30, 2018	Resale	Warranty Deed	\$358,500	\$176	\$305K
May 12, 2017	Resale	Warranty Deed	\$190,000	\$93	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Goldwood Primary Elementary School	Elementary	KG–2	0.7 mi
Rocky River High School	High	9–12	1.5 mi
Rocky River Middle School	Middle	6–8	2.0 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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