

Single Family Residence

RESIDENTIAL

22465 RIVERGATE DR

ROCKY RIVER, OH 44116

\$415,922 TopHap Estimate · \$266 / ft² · confidence 86 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,565 ft²

LIVING AREA

0.18 ac

LOT SIZE

1965

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$416K

\$356K low

\$475K high

Last Sale

\$217,500 · Oct 26, 2004

Est. Owner Equity

\$226,922

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$6,510 (2024)
Assessed Value	\$127,580
Previous Assessed	\$85,790
Assessor Market Value	\$364,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cuyahoga
Lot (acres)	0.18
Roof	Asphalt
Heating	Hot Water
Cooling	None
Garage	Garage, Detached
Pool	No

Deck · 240 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 26, 2004	Resale	Grant Deed	\$217,500	\$139	\$100K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Goldwood Primary Elementary School	Elementary	KG–2	0.9 mi
Rocky River High School	High	9–12	1.9 mi
Rocky River Middle School	Middle	6–8	2.3 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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