

Single Family Residence **RESIDENTIAL**

21875 ADDINGTON BLVD

ROCKY RIVER, OH 44116

\$549,221 TopHap Estimate · \$222 / ft² · confidence 84 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,469 ft²

LIVING AREA

0.29 ac

LOT SIZE

1982

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$549K

\$462K low

\$636K high

Last Sale

\$531,600 · Sep 19, 2025

Est. Owner Equity

\$204,221

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$9,565 (2025)
Assessed Value	\$183,750
Previous Assessed	\$183,750
Assessor Market Value	\$525,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Cuyahoga
Lot (acres)	0.29
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Porch · 36 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 18, 2025	Resale	Survivorship Deed	\$531,600	\$215	\$345K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Goldwood Primary Elementary School	Elementary	KG–2	0.3 mi
Rocky River High School	High	9–12	1.3 mi
Rocky River Middle School	Middle	6–8	1.7 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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