

Single Family Residence **RESIDENTIAL**

22509 RIVERGATE DR

ROCKY RIVER, OH 44116

\$285,063 TopHap Estimate · \$219 / ft² · confidence 90 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,299 ft²

LIVING AREA

0.19 ac

LOT SIZE

1960

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$285K

\$257K low

\$314K high

Last Sale

\$135,000 · Oct 6, 2017

Est. Owner Equity

\$285,063

TAX & ASSESSMENT

Property Tax	\$5,138 (2025)
Assessed Value	\$91,280
Assessor Market Value	\$260,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	CUYAHOGA
Lot (acres)	0.19
Foundation	No Foundation
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Garage, Attached
Pool	No

Porch · 120 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 21, 2026	Quitclaim	Quit Claim Transfer			
Sep 25, 2020	Quitclaim	Quit Claim Transfer			
May 28, 2019	Quitclaim	Quit Claim Transfer			
Oct 6, 2017	Resale	Warranty Deed	\$135,000	\$104	\$138K
Nov 23, 1998	Resale	Trustees Deed	\$117,000	\$90	

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	Absentee owner
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