

Townhouse

**RESIDENTIAL**

# 22 NANTUCKET ROW

ROCKY RIVER, OH 44116

**\$460,314** TopHap Estimate · \$200 / ft<sup>2</sup> · confidence 85 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**2,297 ft<sup>2</sup>**

LIVING AREA

**2,178 ft<sup>2</sup>**

LOT SIZE

**1994**

YEAR BUILT

**2**

STORIES

**7**

ROOMS

**2**

PARKING

## VALUATION

**\$460K**

\$391K low

\$529K high

Last Sale

**\$268,500 · Jun 30, 2003**

Est. Owner Equity

**\$285,614**

Loan-to-Value

**38%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,036 (2024) |
| Assessed Value        | \$119,000      |
| Previous Assessed     | \$103,330      |
| Assessor Market Value | \$340,000      |

## PROPERTY FACTS

|               |                  |
|---------------|------------------|
| Property Type | Townhouse        |
| Style         | Townhouse        |
| County        | Cuyahoga         |
| Lot (acres)   | 0.05             |
| Roof          | Asphalt          |
| Heating       | Forced Air       |
| Cooling       | Central          |
| Fireplace     | Yes              |
| Garage        | Garage, Attached |
| Pool          | No               |

Deck · 192 ft²

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT² | LOAN   |
|--------------|--------|------------|-----------|--------|--------|
| Jun 30, 2003 | Resale | Grant Deed | \$268,500 | \$117  | \$190K |
| Aug 21, 1997 | Resale | Grant Deed | \$235,000 | \$102  | \$188K |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| Goldwood Primary Elementary School | Elementary | KG–2   | 0.5 mi   |
| Rocky River High School            | High       | 9–12   | 1.4 mi   |
| Rocky River Middle School          | Middle     | 6–8    | 1.9 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>52</b><br>CRIME INDEX | <b>105</b><br>AIR POLLUTION | <b>22,175</b><br>POPULATION | <b>\$96K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>49%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|