

Single Family Residence **RESIDENTIAL**

22875 LARAMIE DR

ROCKY RIVER, OH 44116

\$494,653 TopHap Estimate · \$203 / ft² · confidence 87 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,442 ft²

LIVING AREA

0.31 ac

LOT SIZE

1970

YEAR BUILT

2

STORIES

11

ROOMS

2

PARKING

VALUATION

\$495K

\$430K low

\$559K high

Last Sale

\$321,500 · Mar 10, 2021

Est. Owner Equity

\$95,871

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$6,220 (2024)
Assessed Value	\$112,530
Previous Assessed	\$124,500
Assessor Market Value	\$321,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Cuyahoga
Lot (acres)	0.31
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 32 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 8, 2021	Resale	Fiduciary Deed	\$321,500	\$132	\$278K
Aug 11, 2006	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Goldwood Primary Elementary School	Elementary	KG–2	0.8 mi
Rocky River High School	High	9–12	1.6 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
--------------------------------------	---	---	--	-------------------------------------	------------------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------