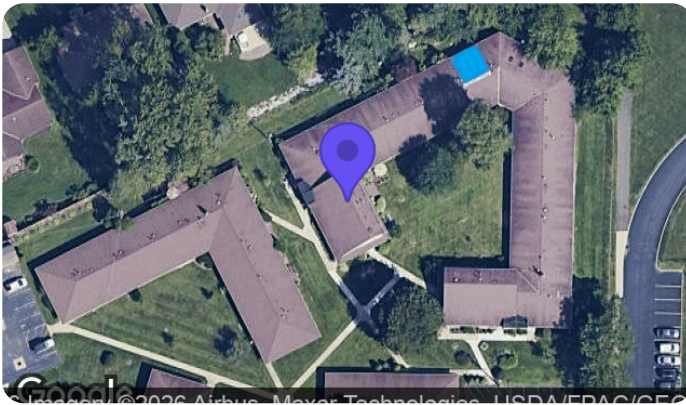


Townhouse **RESIDENTIAL**

21872 RIVER OAKS DR APT 2H

ROCKY RIVER, OH 44116

\$142,481 TopHap Estimate · \$133 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,070 ft²
LIVING AREA

5 ac
LOT SIZE

1960
YEAR BUILT

2
STORIES

6
ROOMS

1
PARKING

VALUATION

\$142K

\$133K low

\$152K high

Last Sale

\$62,000 · Aug 26, 2015

Est. Owner Equity

\$92,881

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$2,815 (2024)
Assessed Value	\$50,930
Previous Assessed	\$32,590
Assessor Market Value	\$145,500

PROPERTY FACTS

Property Type	Townhouse
Style	Townhouse
County	Cuyahoga
Lot (acres)	5.00
Foundation	Mat/Raft Foundation (Slab)
Heating	Forced Air
Cooling	Central
Garage	Garage, Detached
Pool	Yes

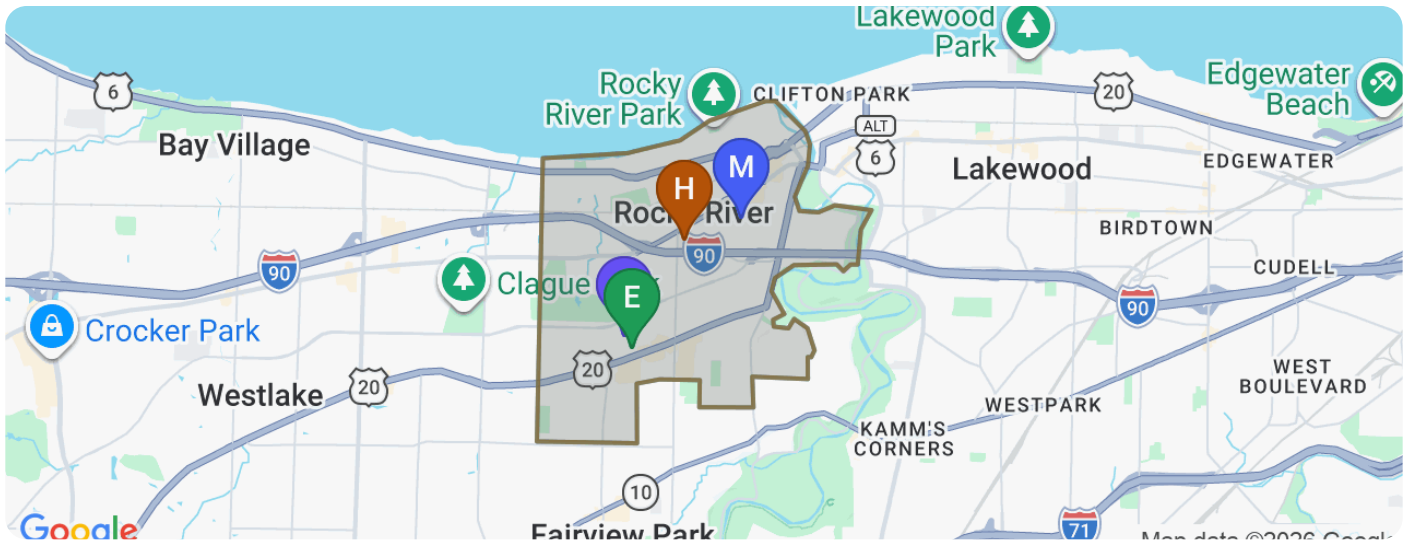
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 25, 2015	Resale	Warranty Deed	\$62,000	\$58	\$50K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Goldwood Primary Elementary School	Elementary	KG–2	0.1 mi
Rocky River High School	High	9–12	0.9 mi
Rocky River Middle School	Middle	6–8	1.4 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
-----------	----------------