

Condominium

**RESIDENTIAL**

# 21999 RIVER OAKS DR APT F3

ROCKY RIVER, OH 44116

**\$119,000** TopHap Estimate · \$132 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**2**

BEDS

**2**

BATHS

**902 ft<sup>2</sup>**

LIVING AREA

**6.48 ac**

LOT SIZE

**1964**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

**1**

PARKING

## VALUATION

**\$119K**

\$108K low

\$130K high

Last Sale

**\$61,695 · Aug 17, 2018**

Est. Owner Equity

**\$60,390**

Loan-to-Value

**49%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,544 (2024) |
| Assessed Value        | \$27,930       |
| Previous Assessed     | \$16,170       |
| Assessor Market Value | \$79,800       |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Condominium                |
| County        | Cuyahoga                   |
| Lot (acres)   | 6.48                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Asphalt                    |
| Heating       | Forced Air                 |
| Cooling       | Central                    |
| Garage        | Garage, Detached           |
| Pool          | Yes                        |

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE    | \$/FT <sup>2</sup> | LOAN  |
|--------------|--------|---------------|----------|--------------------|-------|
| Aug 15, 2018 | Resale | Warranty Deed | \$61,695 | \$68               | \$59K |
| Apr 16, 2018 | Resale | Warranty Deed | \$18,000 | \$20               | \$30K |
| Apr 20, 2017 | Resale | Grant Deed    | \$33,000 | \$37               |       |
| Nov 13, 2014 | Resale | Grant Deed    | \$24,900 | \$28               |       |
| Sep 9, 1998  | Resale | Grant Deed    | \$43,900 | \$49               | \$37K |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| Goldwood Primary Elementary School | Elementary | KG–2   | 0.1 mi   |
| Rocky River High School            | High       | 9–12   | 1.0 mi   |
| Rocky River Middle School          | Middle     | 6–8    | 1.5 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

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

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

| OWNERSHIP

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