

Single Family Residence

RESIDENTIAL

22 BRISTOL LN

ROCKY RIVER, OH 44116

\$513,009 TopHap Estimate · \$237 / ft² · confidence 87 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,164 ft²

LIVING AREA

0.11 ac

LOT SIZE

2015

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$513K

\$447K low

\$579K high

Last Sale

\$394,025 · Aug 27, 2015

Est. Owner Equity

\$263,009

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$7,933 (2024)
Assessed Value	\$143,510
Previous Assessed	\$143,510
Assessor Market Value	\$410,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	Cuyahoga
Lot (acres)	0.11
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached

Deck · 72 ft²

Porch · 176 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 28, 2025	Financing	Transfer On Death Deed			
Aug 17, 2015	Resale	Warranty Deed	\$394,025	\$182	\$250K
Oct 29, 2004	Resale	Grant Deed	\$1,230,000	\$568	
Aug 3, 1998	Resale	Grant Deed	\$130,000	\$60	

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	1.8 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	Owner occupied
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