

Townhouse **RESIDENTIAL**

## 22536 CENTER RIDGE RD # A

ROCKY RIVER, OH 44116

**\$245,975** TopHap Estimate · \$135 / ft<sup>2</sup> · confidence 82 · as of Jul 14, 2026



**2**

BEDS

**2**

BATHS

**1,817 ft<sup>2</sup>**

LIVING AREA

**3.15 ac**

LOT SIZE

**1985**

YEAR BUILT

**2**

STORIES

**5**

ROOMS

**1**

PARKING

### VALUATION

**\$246K**

\$202K low

\$290K high

Last Sale

**\$230,000 · Sep 30, 2024**

Est. Owner Equity

**\$245,975**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,547 (2024) |
| Assessed Value        | \$82,260       |
| Previous Assessed     | \$82,260       |
| Assessor Market Value | \$235,000      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Townhouse                  |
| Style         | Townhouse                  |
| County        | Cuyahoga                   |
| Lot (acres)   | 3.15                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Heating       | Forced Air                 |
| Cooling       | Central                    |
| Garage        | Garage, Attached           |
| Pool          | No                         |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                   | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|------------------------|-----------|--------------------|--------|
| May 13, 2025 | Financing | Transfer On Death Deed |           |                    |        |
| Sep 25, 2024 | Resale    | Warranty Deed          | \$230,000 | \$127              | \$161K |
| Aug 30, 2018 | Resale    | Warranty Deed          | \$140,000 | \$77               | \$112K |

## 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> |
|-----------|-----------------------|