

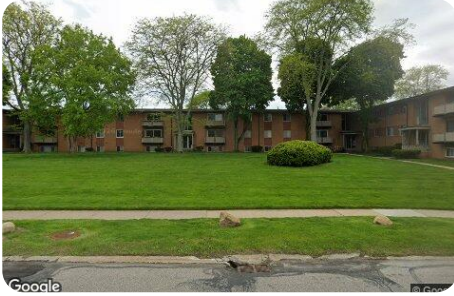
Condominium

RESIDENTIAL

22091 RIVER OAKS DR APT C3

ROCKY RIVER, OH 44116

\$103,258 TopHap Estimate · \$107 / ft² · confidence 88 · as of Jul 14, 2026



2

BEDS

2

BATHS

968 ft²

LIVING AREA

6.48 ac

LOT SIZE

1964

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$103K

\$91K low

\$115K high

Est. Owner Equity

\$57,258

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$1,598 (2024)
Assessed Value	\$28,290
Previous Assessed	\$15,790
Assessor Market Value	\$80,800

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

CLIMATE RISK

1 FLOOD	10 WILDFIRE	68 HEAT	63 STORM	30 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 27, 2021	Quitclaim	Quit Claim Transfer			
Jan 25, 2018	Non-arms-length	Warranty Deed	\$43,000	\$44	\$46K
Mar 7, 2002	Quitclaim	Quit Claim Transfer	\$41,900	\$43	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Goldwood Primary Elementary School	Elementary	KG–2	0.3 mi
Rocky River High School	High	9–12	1.1 mi
Rocky River Middle School	Middle	6–8	1.6 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	Absentee owner
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