

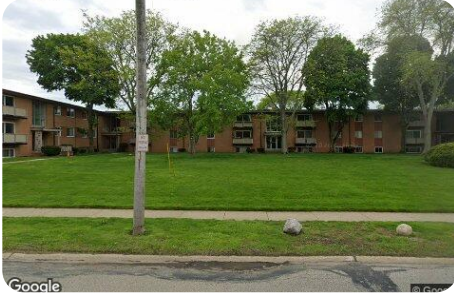
Condominium

**RESIDENTIAL**

# 22091 RIVER OAKS DR APT C5

ROCKY RIVER, OH 44116

**\$126,012** TopHap Estimate · \$130 / ft<sup>2</sup> · confidence 87 · as of Jul 14, 2026



**2**

BEDS

**2**

BATHS

**968 ft<sup>2</sup>**

LIVING AREA

**6.48 ac**

LOT SIZE

**1964**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

**1**

PARKING

## VALUATION

**\$126K**

\$109K low

\$143K high

Last Sale

**\$67,000 · Oct 29, 2002**

Est. Owner Equity

**\$57,962**

Loan-to-Value

**57%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,916 (2024) |
| Assessed Value        | \$34,660       |
| Previous Assessed     | \$22,890       |
| Assessor Market Value | \$99,000       |

## 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  |
|--------------|-----------|---------------------|----------|--------------------|-------|
| Oct 29, 2002 | Resale    | Grant Deed          | \$67,000 | \$69               | \$57K |
| Oct 29, 2002 | Quitclaim | Quit Claim Transfer |          |                    |       |

## 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

|                                      |                                         |                                         |                                            |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <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 |
|-----------|----------------|