

Single Family Residence **RESIDENTIAL**

22449 BLOSSOM DR

ROCKY RIVER, OH 44116

\$398,451 TopHap Estimate · \$165 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

4

BATHS

2,414 ft²

LIVING AREA

0.12 ac

LOT SIZE

1956

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$398K

\$360K low

\$437K high

Last Sale

\$225,000 · Feb 26, 2016

Est. Owner Equity

\$193,351

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$6,288 (2024)
Assessed Value	\$113,750
Previous Assessed	\$96,110
Assessor Market Value	\$325,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	Cuyahoga
Lot (acres)	0.12
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 331 ft²

Porch · 200 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 11, 2024	Financing	Intrafamily Transfer			
Apr 30, 2020	Quitclaim	Quit Claim Transfer			
Sep 16, 2019	Quitclaim	Quit Claim Transfer			
Feb 26, 2016	Resale	Warranty Deed	\$225,000	\$93	\$180K
Jan 13, 2012	Resale	Grant Deed	\$137,500	\$57	
Oct 28, 2009	Non-arms-length	Trustees Deed	\$185,000	\$77	
Dec 31, 1998	Resale	Grant Deed	\$171,000	\$71	\$176K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River High School	High	9–12	0.9 mi
Goldwood Primary Elementary School	Elementary	KG–2	1.0 mi
Rocky River Middle School	Middle	6–8	1.4 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



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

OWNERSHIP

