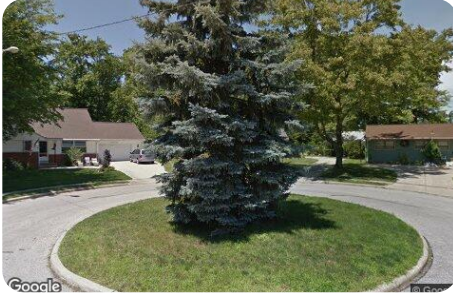


Single Family Residence **RESIDENTIAL**

22450 BLOSSOM DR

ROCKY RIVER, OH 44116

\$341,771 TopHap Estimate · \$253 / ft² · confidence 87 · as of Jun 23, 2026



3

BEDS

2

BATHS

1,349 ft²

LIVING AREA

0.23 ac

LOT SIZE

1955

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$342K

\$297K low

\$386K high

Last Sale

\$215,000 · Aug 28, 2003

Est. Owner Equity

\$161,971

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$6,630 (2024)
Assessed Value	\$117,400
Previous Assessed	\$86,770
Assessor Market Value	\$335,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cuyahoga
Lot (acres)	0.23
Roof	Asphalt
Heating	Forced Air
Cooling	None
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 95 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 29, 2011	Quitclaim	Quit Claim Transfer			
Aug 28, 2003	Resale	Grant Deed	\$215,000	\$159	\$183K
Jun 4, 2002	Resale	Grant Deed	\$130,000	\$96	\$130K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River High School	High	9–12	0.9 mi
Goldwood Primary Elementary School	Elementary	KG–2	1.1 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

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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