

Single Family Residence **RESIDENTIAL**

## 22390 BLOSSOM DR

ROCKY RIVER, OH 44116

**\$348,051** TopHap Estimate · \$232 / ft<sup>2</sup> · confidence 85 · as of Jul 14, 2026



**4**

BEDS

**2.5**

BATHS

**1,501 ft<sup>2</sup>**

LIVING AREA

**0.3 ac**

LOT SIZE

**1956**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

**2**

PARKING

### VALUATION

**\$348K**

\$297K low

\$399K high

Last Sale

**\$245,000 · Oct 24, 2018**

Est. Owner Equity

**\$137,451**

Loan-to-Value

**59%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,128 (2025) |
| Assessed Value        | \$111,230      |
| Assessor Market Value | \$317,800      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Ranch                            |
| County        | CUYAHOGA                         |
| Lot (acres)   | 0.30                             |
| Roof          | Asphalt                          |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | None                             |
| Fireplace     | Yes                              |
| Garage        | Garage, Attached                 |
| Pool          | Yes                              |

Deck · 25 ft²

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Oct 22, 2018 | Resale | Warranty Deed | \$245,000 | \$163  | \$195K |
| Jul 6, 2007  | Resale | Warranty Deed | \$192,000 | \$128  | \$152K |
| Feb 6, 2007  | Resale | Grant Deed    | \$132,000 | \$88   |        |

## 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<br>CRIME INDEX | 105<br>AIR POLLUTION | 22,175<br>POPULATION | \$96K<br>MEDIAN IN-COME | 50°F<br>AVG TEMP | 49%<br>SUNSHINE |
|-------------------|----------------------|----------------------|-------------------------|------------------|-----------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|