

Townhouse **RESIDENTIAL**

# 4225 RIVER RIDGE DR # B

CLEVELAND, OH 44109

**\$169,074** TopHap Estimate · \$163 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**2**  
BEDS

**2**  
BATHS

**1,037 ft<sup>2</sup>**  
LIVING AREA

**1999**  
YEAR BUILT

**2**  
STORIES

**4**  
ROOMS

**1**  
PARKING

## VALUATION

**\$169K**

\$157K low

\$181K high

Last Sale

**\$113,000 · Dec 4, 2018**

Est. Owner Equity

**\$78,674**

Loan-to-Value

**54%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,981 (2024) |
| Assessed Value        | \$45,470       |
| Previous Assessed     | \$39,730       |
| Assessor Market Value | \$129,900      |

## PROPERTY FACTS

|               |                  |
|---------------|------------------|
| Property Type | Townhouse        |
| Style         | Townhouse        |
| County        | Cuyahoga         |
| Roof          | Asphalt          |
| Heating       | Forced Air       |
| Cooling       | Central          |
| Garage        | Garage, Attached |
| Pool          | No               |

Deck · 170 ft²

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Nov 27, 2018 | Resale | Warranty Deed | \$113,000 | \$109  | \$90K  |
| May 24, 2004 | Resale | Grant Deed    | \$125,000 | \$121  | \$100K |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Benjamin Franklin School            | Elementary | PK–8   | 0.8 mi   |
| Facing History New Tech High School | High       | 9–12   | 1.3 mi   |

District: Cleveland Municipal 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 44109

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>138</b><br>CRIME INDEX | <b>121</b><br>AIR POLLUTION | <b>38,494</b><br>POPULATION | <b>\$43K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>49%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|