

Single Family Residence **RESIDENTIAL**

22095 COTTONWOOD DR

ROCKY RIVER, OH 44116

\$358,030 TopHap Estimate · \$169 / ft² · confidence 87 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,115 ft²

LIVING AREA

0.28 ac

LOT SIZE

1957

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$358K

\$313K low

\$403K high

Est. Owner Equity

\$250,030

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$6,259 (2024)
Assessed Value	\$113,230
Previous Assessed	\$83,160
Assessor Market Value	\$323,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	Cuyahoga
Lot (acres)	0.28
Roof	Asphalt
Heating	Hot Water
Cooling	None
Garage	Garage, Attached
Pool	No

Porch · 66 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 27, 2013	Quitclaim	Quit Claim Transfer			\$125K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Goldwood Primary Elementary School	Elementary	KG–2	0.3 mi
Rocky River High School	High	9–12	1.0 mi
Rocky River Middle School	Middle	6–8	1.5 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	Owner occupied
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