

Single Family Residence **RESIDENTIAL**

22249 BLOSSOM DR

ROCKY RIVER, OH 44116

\$432,811 TopHap Estimate · \$240 / ft² · confidence 88 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,803 ft²

LIVING AREA

0.2 ac

LOT SIZE

1956

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$433K

\$382K low

\$484K high

Last Sale

\$411,290 · Mar 31, 2023

Est. Owner Equity

\$81,811

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$7,936 (2024)
Assessed Value	\$143,580
Previous Assessed	\$109,350
Assessor Market Value	\$410,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	Cuyahoga
Lot (acres)	0.20
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 132 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 29, 2023	Resale	Warranty Deed	\$411,290	\$228	\$325K
Jul 15, 2019	Resale	Grant Deed	\$285,000	\$158	\$228K
Jun 21, 2013	Resale	Warranty Deed	\$238,000	\$132	\$214K
Aug 8, 2008	Resale	Grant Deed	\$225,000	\$125	\$180K
Dec 8, 2003	Resale	Grant Deed	\$195,000	\$108	\$156K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River High School	High	9–12	0.8 mi
Goldwood Primary Elementary School	Elementary	KG–2	1.0 mi
Rocky River Middle School	Middle	6–8	1.3 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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