

Condominium

RESIDENTIAL

22051 RIVER OAKS DR APT B3

ROCKY RIVER, OH 44116

\$88,426 TopHap Estimate · \$91 / ft² · confidence 83 · as of Jul 14, 2026



2

BEDS

2

BATHS

968 ft²

LIVING AREA

6.48 ac

LOT SIZE

1964

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$88K

\$73K low

\$104K high

Last Sale

\$48,144 · Jul 31, 2006

Est. Owner Equity

\$40,282

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$1,752 (2024)
Assessed Value	\$31,020
Previous Assessed	\$19,120
Assessor Market Value	\$88,600

PROPERTY FACTS

Property Type	Condominium
County	Cuyahoga
Lot (acres)	6.48
Foundation	Mat/Raft Foundation (Slab)
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Garage	Garage, Detached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 12, 2014	Recorded document	Grant Deed			
Aug 7, 2014	Foreclosure sale	Trustees Deed	\$16,667	\$17	
Jul 18, 2006	Resale	Grant Deed	\$48,144	\$50	\$48K
Feb 6, 2006	Non-arms-length	Trustees Deed	\$45,000	\$46	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Goldwood Primary Elementary School	Elementary	KG–2	0.2 mi
Rocky River High School	High	9–12	1.1 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	Absentee owner
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