

Single Family Residence

RESIDENTIAL

21765 MARTINS WAY

ROCKY RIVER, OH 44116

\$514,530 TopHap Estimate · \$258 / ft² · confidence 85 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,994 ft²

LIVING AREA

0.24 ac

LOT SIZE

1982

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$515K

\$439K low

\$591K high

Last Sale

\$475,000 · Aug 2, 2024

Est. Owner Equity

\$239,530

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$11,273 (2024)
Assessed Value	\$203,950
Previous Assessed	\$125,690
Assessor Market Value	\$582,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Cuyahoga
Lot (acres)	0.24
Roof	Asphalt
Heating	Heat Pump
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Gazebo Patio · 992 ft² Porch · 35 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 31, 2024	Resale	Warranty Deed	\$475,000	\$238	\$275K
Apr 3, 2015	Resale	Warranty Deed	\$298,500	\$150	\$224K
Feb 27, 2010	Resale	Warranty Deed	\$248,000	\$124	\$244K
Sep 23, 2005	Resale	Warranty Deed	\$275,000	\$138	\$220K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Goldwood Primary Elementary School	Elementary	KG–2	0.6 mi
Rocky River High School	High	9–12	1.6 mi
Rocky River Middle School	Middle	6–8	1.9 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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