

Single Family Residence **RESIDENTIAL**

21795 COTTONWOOD DR

ROCKY RIVER, OH 44116

\$450,796 TopHap Estimate · \$223 / ft² · confidence 84 · as of Jul 14, 2026



4
BEDS

3
BATHS

2,024 ft²
LIVING AREA

0.26 ac
LOT SIZE

1957
YEAR BUILT

1
STORIES

7
ROOMS

2
PARKING

VALUATION

\$451K

\$379K low

\$523K high

Last Sale

\$234,000 · Mar 15, 2004

Est. Owner Equity

\$187,236

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$7,271 (2024)
Assessed Value	\$131,540
Previous Assessed	\$111,830
Assessor Market Value	\$375,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cuyahoga
Lot (acres)	0.26
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 228 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 15, 2004	Resale	Grant Deed	\$234,000	\$116	\$169K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Goldwood Primary Elementary School	Elementary	KG–2	0.2 mi
Rocky River High School	High	9–12	0.8 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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