

Condominium

**RESIDENTIAL**

## 22481 CENTER RIDGE RD

ROCKY RIVER, OH 44116

**\$215,140** TopHap Estimate · \$169 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**2**

BEDS

**2**

BATHS

**1,270 ft<sup>2</sup>**

LIVING AREA

**1.18 ac**

LOT SIZE

**1991**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

**1**

PARKING

### VALUATION

**\$215K**

\$204K low

\$226K high

Last Sale

**\$214,000 · Jun 22, 2026**

Est. Owner Equity

**\$215,140**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,656 (2025) |
| Assessed Value        | \$58,345       |
| Assessor Market Value | \$166,700      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Condominium                      |
| County        | CUYAHOGA                         |
| Lot (acres)   | 1.18                             |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Central                          |
| Fireplace     | Yes                              |
| Garage        | Garage, Attached                 |
| Pool          | No                               |

Deck · 96 ft²

Elevator

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                   | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|------------------------|-----------|--------|--------|
| Jun 17, 2026 | Resale    | Warranty Deed          | \$214,000 | \$169  |        |
| Apr 30, 2026 | Financing | Transfer On Death Deed |           |        |        |
| Jun 25, 2014 | Resale    | Warranty Deed          | \$98,000  | \$77   |        |
| May 24, 2004 | Resale    | Grant Deed             | \$131,000 | \$103  | \$105K |
| Nov 25, 1997 | Resale    | Grant Deed             | \$119,900 | \$94   |        |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| Goldwood Primary Elementary School | Elementary | KG–2   | 0.5 mi   |
| Rocky River High School            | High       | 9–12   | 1.4 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>52</b><br>CRIME INDEX | <b>105</b><br>AIR POLLUTION | <b>22,175</b><br>POPULATION | <b>\$96K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>49%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|