

Single Family Residence

RESIDENTIAL

22552 RIVERGATE DR

ROCKY RIVER, OH 44116

\$405,699 TopHap Estimate · \$362 / ft² · confidence 85 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,120 ft²

LIVING AREA

0.29 ac

LOT SIZE

1959

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$406K

\$347K low

\$465K high

Last Sale

\$332,000 · Jun 16, 2023

Est. Owner Equity

\$135,699

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$6,094 (2024)
Assessed Value	\$110,250
Previous Assessed	\$57,790
Assessor Market Value	\$315,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cuyahoga
Lot (acres)	0.29
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached
Pool	No

Shed · 140 ft²

Patio · 150 ft²

Porch · 150 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 15, 2023	Resale	Warranty Deed	\$332,000	\$296	\$240K
Dec 31, 2020	Quitclaim	Quit Claim Transfer			
Dec 30, 2004	Resale	Warranty Deed	\$152,000	\$136	\$122K
Nov 4, 2004	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Goldwood Primary Elementary School	Elementary	KG–2	0.9 mi
Rocky River High School	High	9–12	1.9 mi
Rocky River Middle School	Middle	6–8	2.3 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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