

Single Family Residence **RESIDENTIAL**

21875 CROSSBEAM LN

ROCKY RIVER, OH 44116

\$626,384 TopHap Estimate · \$236 / ft² · confidence 92 · as of Jul 14, 2026



5
BEDS

2.5
BATHS

2,658 ft²
LIVING AREA

0.24 ac
LOT SIZE

1977
YEAR BUILT

2
STORIES

9
ROOMS

2
PARKING

VALUATION

\$626K

\$574K low

\$679K high

Last Sale

\$525,000 · Jun 14, 2022

Est. Owner Equity

\$351,384

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$8,067 (2025)
Assessed Value	\$166,705
Assessor Market Value	\$476,300

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

Deck · 470 ft²

Porch · 456 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 8, 2022	Resale	Survivorship Deed	\$525,000	\$198	\$275K
Feb 19, 2020	Non-arms-length	Warranty Deed	\$320,000	\$120	\$304K
Jul 29, 2015	Resale	Warranty Deed	\$225,000	\$85	\$191K
Dec 19, 2012	Financing	Mortgage			\$6M
Apr 8, 2008	Quitclaim	Quit Claim Transfer			
Jan 1, 2008	Resale	Warranty Deed	\$240,000	\$90	\$180K
Sep 27, 2005	Quitclaim	Quit Claim Transfer			\$101K
Jul 23, 2001	Quitclaim	Quit Claim Transfer			\$238K
Apr 28, 1998	Resale	Grant Deed	\$221,000	\$83	\$199K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Goldwood Primary Elementary School	Elementary	KG–2	0.6 mi
Rocky River High School	High	9–12	1.5 mi

Rocky River Middle School	Middle	6–8	1.9 mi
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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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