

Single Family Residence **RESIDENTIAL**

21835 COTTONWOOD DR

ROCKY RIVER, OH 44116

\$417,321 TopHap Estimate · \$220 / ft² · confidence 87 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,896 ft²

LIVING AREA

0.4 ac

LOT SIZE

1957

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$417K

\$361K low

\$474K high

Est. Owner Equity

\$321,821

Loan-to-Value

23%

TAX & ASSESSMENT

Property Tax	\$6,024 (2024)
Assessed Value	\$118,790
Previous Assessed	\$68,920
Assessor Market Value	\$339,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cuyahoga
Lot (acres)	0.40
Roof	Asphalt
Heating	Hot Water
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Deck · 318 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 2, 2021	Financing	Transfer On Death Deed			
Sep 8, 2021	Financing	Affidavit Of Death Of Joint Tenant			
Mar 18, 2002	Resale	Grant Deed	\$191,500	\$101	\$77K
Sep 1, 1998	Resale	Grant Deed	\$184,900	\$98	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Goldwood Primary Elementary School	Elementary	KG–2	0.1 mi
Rocky River High School	High	9–12	0.9 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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