

Single Family Residence **RESIDENTIAL**

22756 LARAMIE DR

ROCKY RIVER, OH 44116

\$415,280 TopHap Estimate · \$274 / ft² · confidence 86 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,516 ft²

LIVING AREA

0.2 ac

LOT SIZE

1959

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$415K

\$357K low

\$473K high

Last Sale

\$220,000 · Jul 24, 2006

Est. Owner Equity

\$187,780

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$6,892 (2024)
Assessed Value	\$124,680
Previous Assessed	\$104,930
Assessor Market Value	\$356,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	Cuyahoga
Lot (acres)	0.20
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 180 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 21, 2006	Resale	Grant Deed	\$220,000	\$145	\$185K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Goldwood Primary Elementary School	Elementary	KG–2	0.6 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

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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