

Condominium

**RESIDENTIAL**

# 21860 RIVER OAKS DR APT 4G

ROCKY RIVER, OH 44116

**\$124,066** TopHap Estimate · \$150 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**2**

BEDS

**1**

BATHS

**826 ft<sup>2</sup>**

LIVING AREA

**5 ac**

LOT SIZE

**1960**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

**1**

PARKING

## VALUATION

**\$124K**

\$114K low

\$134K high

Last Sale

**\$48,000 · Oct 26, 2016**

Est. Owner Equity

**\$77,506**

Loan-to-Value

**39%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,274 (2024) |
| Assessed Value        | \$40,260       |
| Previous Assessed     | \$23,770       |
| Assessor Market Value | \$115,000      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Condominium                |
| County        | Cuyahoga                   |
| Lot (acres)   | 5.00                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Heating       | Forced Air                 |
| Cooling       | Central                    |
| Garage        | Garage, Detached           |
| Pool          | Yes                        |

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED          | PRICE    | \$/FT <sup>2</sup> | LOAN  |
|--------------|-------------------|---------------|----------|--------------------|-------|
| Oct 25, 2016 | Resale            | Warranty Deed | \$48,000 | \$58               | \$47K |
| Oct 26, 2010 | Resale            | Grant Deed    | \$33,000 | \$40               |       |
| Jul 9, 2009  | Recorded document | Warranty Deed |          |                    |       |
| Dec 12, 2001 | Resale            | Grant Deed    | \$62,000 | \$75               | \$66K |
| Jun 10, 1997 | Resale            | Grant Deed    | \$50,000 | \$61               | \$45K |

## 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

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

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

|
 OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|