

Single Family Residence **RESIDENTIAL**

21995 ADDINGTON BLVD

ROCKY RIVER, OH 44116

\$507,799 TopHap Estimate · \$272 / ft² · confidence 88 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,870 ft²

LIVING AREA

3,057 ft²

LOT SIZE

1985

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$508K

\$449K low

\$566K high

Last Sale

\$225,000 · Jul 13, 2001

Est. Owner Equity

\$307,799

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$7,252 (2024)
Assessed Value	\$131,190
Previous Assessed	\$111,450
Assessor Market Value	\$374,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Cuyahoga
Lot (acres)	0.07
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 365 ft²

Porch · 60 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 13, 2001	Resale	Grant Deed	\$225,000	\$120	\$150K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Goldwood Primary Elementary School	Elementary	KG–2	0.4 mi
Rocky River High School	High	9–12	1.4 mi
Rocky River Middle School	Middle	6–8	1.8 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
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------