

Condominium

**RESIDENTIAL**

# 22071 RIVER OAKS DR APT A12

ROCKY RIVER, OH 44116

**\$144,986** TopHap Estimate · \$134 / ft<sup>2</sup> · confidence 88 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,080 ft<sup>2</sup>**

LIVING AREA

**6.48 ac**

LOT SIZE

**1964**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**1**

PARKING

## VALUATION

**\$145K**

\$127K low

\$163K high

Last Sale

**\$132,500 · Mar 7, 2025**

Est. Owner Equity

**\$16,461**

Loan-to-Value

**90%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,645 (2024) |
| Assessed Value        | \$29,760       |
| Previous Assessed     | \$21,420       |
| Assessor Market Value | \$85,000       |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Condominium                |
| County        | Cuyahoga                   |
| Lot (acres)   | 6.48                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Asphalt                    |
| Heating       | Forced Air                 |
| Cooling       | Central                    |
| Garage        | Garage, Detached           |
| Pool          | Yes                        |

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|---------------|-----------|--------------------|--------|
| Mar 5, 2025  | Resale | Warranty Deed | \$132,500 | \$123              | \$129K |
| Feb 6, 2021  | Resale | Warranty Deed | \$85,000  | \$79               | \$77K  |
| Oct 23, 2001 | Resale | Grant Deed    | \$75,000  | \$69               | \$71K  |
| Apr 30, 1998 | Resale | Grant Deed    | \$57,000  | \$53               | \$46K  |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| Goldwood Primary Elementary School | Elementary | KG–2   | 0.2 mi   |
| Rocky River High School            | High       | 9–12   | 1.1 mi   |
| Rocky River Middle School          | Middle     | 6–8    | 1.5 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

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

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|