

Single Family Residence

**RESIDENTIAL**

# 22420 RIVERGATE DR

ROCKY RIVER, OH 44116

**\$351,253** TopHap Estimate · \$314 / ft<sup>2</sup> · confidence 89 · as of Jul 14, 2026



**3**

BEDS

**1**

BATHS

**1,118 ft<sup>2</sup>**

LIVING AREA

**0.2 ac**

LOT SIZE

**1960**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$351K**

**\$313K low**

**\$390K high**

Last Sale

**\$147,500 · May 25, 2000**

Est. Owner Equity

**\$267,906**

Loan-to-Value

**24%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,973 (2024) |
| Assessed Value        | \$108,050      |
| Previous Assessed     | \$80,150       |
| Assessor Market Value | \$308,700      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | Cuyahoga                |
| Lot (acres)   | 0.20                    |
| Roof          | Asphalt                 |
| Heating       | Forced Air              |
| Cooling       | None                    |
| Garage        | Garage, Detached        |
| Pool          | No                      |

Porch · 370 ft²

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT² | LOAN  |
|--------------|--------|------------|-----------|--------|-------|
| May 25, 2000 | Resale | Grant Deed | \$147,500 | \$132  | \$91K |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| Goldwood Primary Elementary School | Elementary | KG–2   | 0.8 mi   |
| Rocky River High School            | High       | 9–12   | 1.8 mi   |
| Rocky River Middle School          | Middle     | 6–8    | 2.2 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 | Owner occupied |
|-----------|----------------|