

Single Family Residence **RESIDENTIAL**

22810 LARAMIE DR

ROCKY RIVER, OH 44116

\$495,934 TopHap Estimate · \$244 / ft² · confidence 89 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,031 ft²

LIVING AREA

0.21 ac

LOT SIZE

1962

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$496K

\$440K low

\$551K high

Last Sale

\$325,000 · Mar 20, 2023

Est. Owner Equity

\$420,934

Loan-to-Value

15%

TAX & ASSESSMENT

Property Tax	\$6,288 (2024)
Assessed Value	\$113,750
Previous Assessed	\$124,950
Assessor Market Value	\$325,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Cuyahoga
Lot (acres)	0.21
Roof	Asphalt
Heating	Hot Water
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 264 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 16, 2023	Resale	Warranty Deed	\$325,000	\$160	\$75K
Feb 9, 2012	Quitclaim	Quit Claim Transfer			
Sep 18, 2001	Resale	Grant Deed	\$240,000	\$118	\$168K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Goldwood Primary Elementary School	Elementary	KG–2	0.7 mi
Rocky River High School	High	9–12	1.5 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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