

Single Family Residence **RESIDENTIAL**

22486 RIVERGATE DR

ROCKY RIVER, OH 44116

\$323,723 TopHap Estimate · \$220 / ft² · confidence 85 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,470 ft²

LIVING AREA

0.19 ac

LOT SIZE

1960

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$324K

\$275K low

\$372K high

Last Sale

\$300,000 · Sep 7, 2024

Est. Owner Equity

\$83,723

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$5,302 (2024)
Assessed Value	\$93,880
Previous Assessed	\$53,870
Assessor Market Value	\$268,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cuyahoga
Lot (acres)	0.19
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 5, 2024	Resale	Warranty Deed	\$300,000	\$204	\$240K
Aug 20, 2015	Financing	Affidavit Of Death			\$109K
Oct 31, 2000	Resale	Grant Deed	\$157,000	\$107	\$185K
Apr 24, 1998	Resale	Grant Deed	\$145,000	\$99	\$128K

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

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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