

Single Family Residence **RESIDENTIAL**

21912 COTTONWOOD DR

ROCKY RIVER, OH 44116

\$389,395 TopHap Estimate · \$213 / ft² · confidence 83 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,832 ft²
LIVING AREA

0.28 ac
LOT SIZE

1956
YEAR BUILT

1
STORIES

6
ROOMS

2
PARKING

VALUATION

\$389K

\$323K low

\$456K high

Last Sale

\$350,000 · Dec 28, 2023

Est. Owner Equity

\$139,395

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$6,570 (2024)
Assessed Value	\$128,660
Previous Assessed	\$113,820
Assessor Market Value	\$367,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cuyahoga
Lot (acres)	0.28
Roof	Asphalt
Heating	Hot Water
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 90 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 26, 2023	Resale	Warranty Deed	\$350,000	\$191	\$250K
May 15, 2020	Quitclaim	Quit Claim Transfer			
Jul 18, 2006	Resale	Warranty Deed	\$250,000	\$136	
Mar 24, 2006	Financing	Trustees Deed			\$221K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Goldwood Primary Elementary School	Elementary	KG–2	0.2 mi
Rocky River High School	High	9–12	0.9 mi
Rocky River Middle School	Middle	6–8	1.4 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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