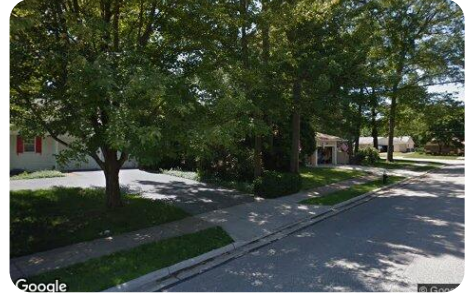
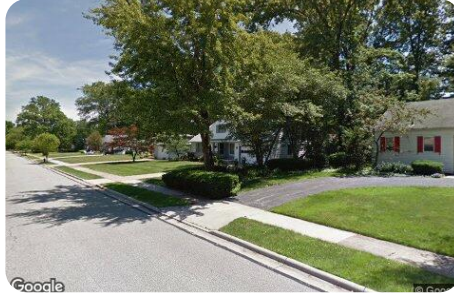


Single Family Residence **RESIDENTIAL**

22495 BERRY DR

ROCKY RIVER, OH 44116

\$324,425 TopHap Estimate · \$246 / ft² · confidence 86 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,320 ft²

LIVING AREA

0.41 ac

LOT SIZE

1959

YEAR BUILT

2

STORIES

4

ROOMS

2

PARKING

VALUATION

\$324K

\$278K low

\$371K high

Last Sale

\$316,500 · Feb 20, 2026

Est. Owner Equity

\$324,425

TAX & ASSESSMENT

Property Tax	\$5,505 (2024)
Assessed Value	\$97,480
Previous Assessed	\$85,930
Assessor Market Value	\$278,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	Cuyahoga
Lot (acres)	0.41
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air
Cooling	None
Garage	Garage, Attached

Porch · 216 ft²

CLIMATE RISK

1
FLOOD

8
WILDFIRE

68
HEAT

63
STORM

30
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 17, 2026	Resale	Warranty Deed	\$316,500	\$240	
Oct 19, 2017	Foreclosure sale	Trustees Deed	\$152,000	\$115	
Jul 2, 2009	Resale	Grant Deed	\$124,000	\$94	\$142K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River High School	High	9–12	1.0 mi
Goldwood Primary Elementary School	Elementary	KG–2	1.1 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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