

Single Family Residence **RESIDENTIAL**

19470 FRAZIER DR

ROCKY RIVER, OH 44116

\$2,624,079 TopHap Estimate · \$637 / ft² · confidence 69 · as of Jul 14, 2026



4
BEDS

4
BATHS

4,120 ft²
LIVING AREA

0.29 ac
LOT SIZE

2012
YEAR BUILT

2
STORIES

9
ROOMS

2
PARKING

VALUATION

\$2.6M

\$1.8M low

\$3.4M high

Last Sale

\$750,000 · Jul 22, 2009

Est. Owner Equity

\$1,232,079

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$48,367 (2024)
Assessed Value	\$875,010
Previous Assessed	\$680,020
Assessor Market Value	\$2,500,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Cuyahoga
Lot (acres)	0.29
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Deck · 210 ft²

Porch · 813 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 2, 2026	Financing	Transfer On Death Deed			
Jan 2, 2026	Financing	Intrafamily Transfer			
Dec 19, 2023	Financing	Intrafamily Transfer			
Nov 21, 2017	Quitclaim	Quit Claim Transfer			
Jul 31, 2015	Quitclaim	Quit Claim Transfer			
Jul 21, 2009	Resale	Grant Deed	\$750,000	\$182	\$600K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River Middle School	Middle	6–8	0.9 mi
Rocky River High School	High	9–12	1.3 mi
Goldwood Primary Elementary School	Elementary	KG–2	2.3 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
--------------------------------------	---	---	--	-------------------------------------	------------------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------