

Townhouse **RESIDENTIAL**

103 RIVER ROCK WAY

BEREA, OH 44017

\$244,025 TopHap Estimate · \$148 / ft² · confidence 91 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,644 ft²
LIVING AREA

2,605 ft²
LOT SIZE

2009
YEAR BUILT

2
STORIES

7
ROOMS

1
PARKING

VALUATION

\$244K

\$222K low

\$266K high

Last Sale

\$220,000 · Dec 20, 2022

Est. Owner Equity

\$244,025

TAX & ASSESSMENT

Property Tax	\$4,353 (2025)
Assessed Value	\$75,150
Previous Assessed	\$75,150
Assessor Market Value	\$214,700

PROPERTY FACTS

Property Type	Townhouse
Style	Townhouse
County	Cuyahoga
Lot (acres)	0.06
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Patio · 168 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 21, 2026	Financing	Transfer On Death Deed			
Nov 3, 2022	Resale	Warranty Deed	\$220,000	\$134	
Feb 20, 2021	Financing	Transfer On Death Deed			
Aug 20, 2009	Resale	Warranty Deed	\$152,290	\$93	\$150K
Jul 2, 2009	Resale	Warranty Deed	\$27,600	\$17	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Falls-Lenox Primary School	Elementary	1–3	1.5 mi
Olmsted Falls High School	High	9–12	2.2 mi
Olmsted Falls Middle School	Middle	6–8	2.6 mi

District: Olmsted Falls 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 44017

63 CRIME INDEX	111 AIR POLLUTION	18,526 POPULATION	\$74K 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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