

Townhouse **RESIDENTIAL**

109 RIVER ROCK WAY

BEREA, OH 44017

\$250,347 TopHap Estimate · \$176 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,424 ft²

LIVING AREA

3,751 ft²

LOT SIZE

2009

YEAR BUILT

2

STORIES

7

ROOMS

1

PARKING

VALUATION

\$250K

\$225K low

\$275K high

Last Sale

\$228,000 · Aug 9, 2022

Est. Owner Equity

\$49,647

Loan-to-Value

81%

TAX & ASSESSMENT

Property Tax	\$3,895 (2024)
Assessed Value	\$68,680
Previous Assessed	\$55,340
Assessor Market Value	\$196,200

PROPERTY FACTS

Property Type	Townhouse
Style	Townhouse
County	Cuyahoga
Lot (acres)	0.09
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached
Pool	No

Patio · 285 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 1, 2022	Resale	Warranty Deed	\$228,000	\$160	\$201K
Jun 11, 2018	Resale	Warranty Deed	\$166,500	\$117	\$158K
Aug 20, 2009	Resale	Warranty Deed	\$140,715	\$99	\$138K
Jul 2, 2009	Resale	Warranty Deed	\$27,600	\$19	

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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