

Single Family Residence

RESIDENTIAL

119 RIVER ROCK WAY

BEREA, OH 44017

\$274,900

TopHap Estimate · \$155 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,776 ft²

LIVING AREA

2,567 ft²

LOT SIZE

2009

YEAR BUILT

2

STORIES

7

ROOMS

1

PARKING

VALUATION

\$275K

\$251K low

\$298K high

Last Sale

\$250,000 · Mar 28, 2024

Est. Owner Equity

\$50,700

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$4,953 (2025)
Assessed Value	\$83,650
Assessor Market Value	\$239,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Townhouse
County	CUYAHOGA
Lot (acres)	0.06
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Garage, Attached
Pool	No

Deck · 100 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 26, 2024	Resale	Warranty Deed	\$250,000	\$141	\$224K
Oct 23, 2023	Resale	Warranty Deed	\$222,300	\$125	
Jun 8, 2018	Resale	Grant Deed	\$163,500	\$92	\$167K
Nov 4, 2017	Quitclaim	Quit Claim Transfer			
Oct 8, 2009	Resale	Warranty Deed	\$177,790	\$100	\$175K
Aug 21, 2009	Resale	Warranty Deed	\$27,600	\$16	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Falls-Lenox Primary School	Elementary	1–3	1.5 mi
Olmsted Falls High School	High	9–12	2.1 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	Absentee owner
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