

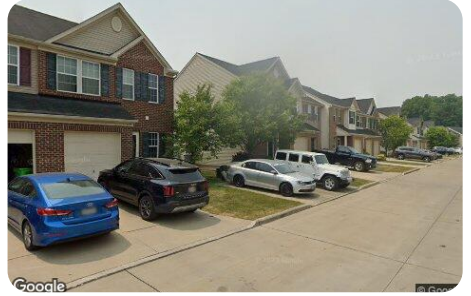
Townhouse

RESIDENTIAL

117 RIVER ROCK WAY

BEREA, OH 44017

\$237,042 TopHap Estimate · \$144 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,644 ft²

LIVING AREA

2,567 ft²

LOT SIZE

2009

YEAR BUILT

2

STORIES

7

ROOMS

1

PARKING

VALUATION

\$237K

\$222K low

\$252K high

Last Sale

\$153,265 · Nov 16, 2009

Est. Owner Equity

\$100,342

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$4,518 (2024)
Assessed Value	\$79,670
Previous Assessed	\$58,520
Assessor Market Value	\$227,600

PROPERTY FACTS

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

Deck · 264 ft²

Patio · 168 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 11, 2025	Financing	Transfer On Death Deed			
Apr 19, 2023	Financing	Intrafamily Transfer			
May 24, 2018	Quitclaim	Quit Claim Transfer			\$137K
Oct 8, 2009	Resale	Warranty Deed	\$153,265	\$93	\$150K
Aug 21, 2009	Resale	Warranty Deed	\$27,800	\$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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