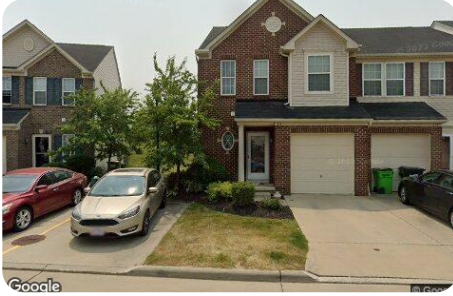


Townhouse **RESIDENTIAL**

111 RIVER ROCK WAY

BEREA, OH 44017

\$249,237 TopHap Estimate · \$140 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,784 ft²

LIVING AREA

3,740 ft²

LOT SIZE

2009

YEAR BUILT

2

STORIES

7

ROOMS

1

PARKING

VALUATION

\$249K

\$230K low

\$268K high

Last Sale

\$230,000 · Jan 18, 2024

Est. Owner Equity

\$42,237

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$4,565 (2024)
Assessed Value	\$80,500
Previous Assessed	\$62,650
Assessor Market Value	\$230,000

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

Porch · 16 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 16, 2024	Resale	Warranty Deed	\$230,000	\$129	\$207K
Oct 8, 2009	Resale	Warranty Deed	\$163,198	\$91	\$160K
Aug 21, 2009	Resale	Warranty Deed	\$27,800	\$16	

ASSIGNED SCHOOLS

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