

Townhouse **RESIDENTIAL**

115 RIVER ROCK WAY

BEREA, OH 44017

\$245,568 TopHap Estimate · \$138 / ft² · confidence 90 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,784 ft²
LIVING AREA

2,567 ft²
LOT SIZE

2009
YEAR BUILT

2
STORIES

7
ROOMS

1
PARKING

VALUATION

\$246K

\$220K low

\$271K high

Last Sale

\$160,000 · Mar 1, 2018

Est. Owner Equity

\$85,568

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$4,710 (2024)
Assessed Value	\$83,060
Previous Assessed	\$59,820
Assessor Market Value	\$237,300

PROPERTY FACTS

Property Type	Townhouse
Style	Townhouse
County	Cuyahoga
Lot (acres)	0.06
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached
Pool	No

Porch · 16 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 16, 2018	Resale	Warranty Deed	\$160,000	\$90	\$157K
Oct 8, 2009	Resale	Warranty Deed	\$151,883	\$85	\$149K
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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