

Townhouse **RESIDENTIAL**

113 RIVER ROCK WAY

BEREA, OH 44017

\$243,462 TopHap Estimate · \$148 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,644 ft²

LIVING AREA

2,566 ft²

LOT SIZE

2009

YEAR BUILT

2

STORIES

7

ROOMS

1

PARKING

VALUATION

\$243K

\$218K low

\$269K high

Last Sale

\$157,000 · Mar 15, 2018

Est. Owner Equity

\$29,306

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$4,621 (2024)
Assessed Value	\$81,490
Previous Assessed	\$58,000
Assessor Market Value	\$232,800

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 3, 2018	Resale	Warranty Deed	\$157,000	\$95	\$154K
Oct 8, 2009	Resale	Warranty Deed	\$156,490	\$95	\$154K
Aug 21, 2009	Resale	Warranty Deed	\$24,800	\$15	

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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