

Townhouse **RESIDENTIAL**

101 RIVER ROCK WAY

BEREA, OH 44017

\$252,317 TopHap Estimate · \$176 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,432 ft²

LIVING AREA

4,015 ft²

LOT SIZE

2009

YEAR BUILT

2

STORIES

6

ROOMS

1

PARKING

VALUATION

\$252K

\$225K low

\$280K high

Last Sale

\$162,500 · Dec 8, 2017

Est. Owner Equity

\$95,517

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$4,095 (2024)
Assessed Value	\$72,210
Previous Assessed	\$58,390
Assessor Market Value	\$206,300

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

Deck · 264 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 18, 2015	Non-arms-length	Warranty Deed	\$140,000	\$98	\$126K
Dec 1, 2009	Resale	Warranty Deed	\$139,990	\$98	\$105K
Jul 2, 2009	Resale	Warranty Deed	\$27,600	\$19	

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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