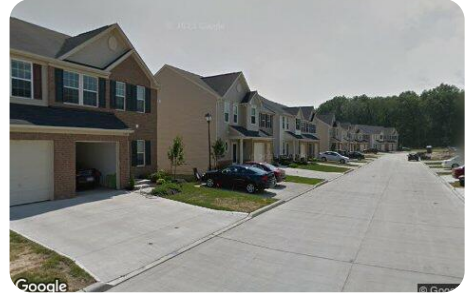
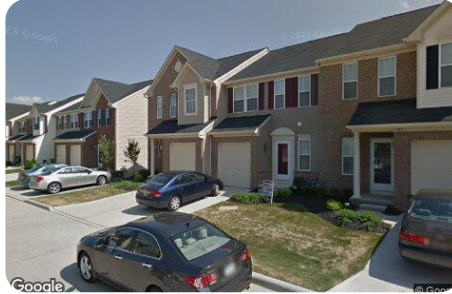


Townhouse **RESIDENTIAL**

# 127 RIVER ROCK WAY

BEREA, OH 44017

**\$235,880** TopHap Estimate · \$166 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**  
BEDS

**3**  
BATHS

**1,424 ft<sup>2</sup>**  
LIVING AREA

**2,567 ft<sup>2</sup>**  
LOT SIZE

**2009**  
YEAR BUILT

**2**  
STORIES

**7**  
ROOMS

**1**  
PARKING

## VALUATION

**\$236K**

\$219K low

\$252K high

Last Sale

**\$142,000 · Jul 11, 2017**

Est. Owner Equity

**\$108,080**

Loan-to-Value

**55%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,300 (2024) |
| Assessed Value        | \$75,820       |
| Previous Assessed     | \$53,550       |
| Assessor Market Value | \$216,600      |

## 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               |

Patio · 512 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-----------|--------|--------|
| Apr 14, 2022 | Financing | Intrafamily Transfer |           |        |        |
| Jul 11, 2017 | Resale    | Warranty Deed        | \$142,000 | \$100  | \$128K |
| Jan 15, 2010 | Resale    | Warranty Deed        | \$135,390 | \$95   | \$133K |
| Dec 9, 2009  | Resale    | Warranty Deed        | \$27,800  | \$20   |        |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Falls-Lenox Primary School  | Elementary | 1–3    | 1.4 mi   |
| Olmsted Falls High School   | High       | 9–12   | 2.1 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>63</b><br>CRIME INDEX | <b>111</b><br>AIR POLLUTION | <b>18,526</b><br>POPULATION | <b>\$74K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>49%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|