

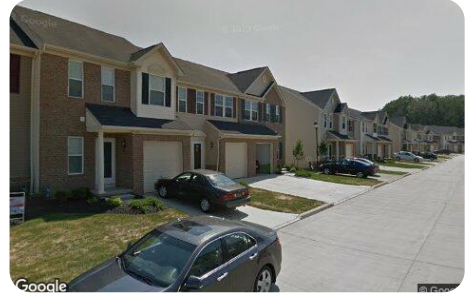
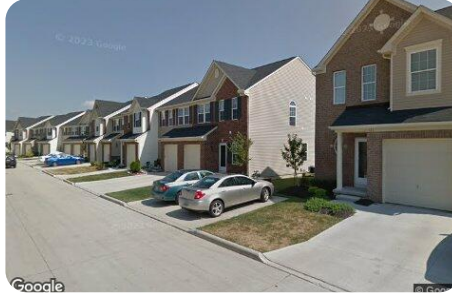
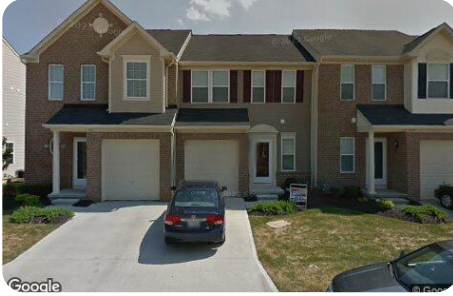
Townhouse

RESIDENTIAL

123 RIVER ROCK WAY

BEREA, OH 44017

\$250,001 TopHap Estimate · \$176 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,424 ft²

LIVING AREA

2,567 ft²

LOT SIZE

2009

YEAR BUILT

2

STORIES

7

ROOMS

1

PARKING

VALUATION

\$250K

\$228K low

\$272K high

Last Sale

\$235,000 · Nov 12, 2024

Est. Owner Equity

\$250,001

TAX & ASSESSMENT

Property Tax	\$4,410 (2024)
Assessed Value	\$76,030
Previous Assessed	\$53,690
Assessor Market Value	\$217,200

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

Deck · 274 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 4, 2024	Resale	Survivorship Deed	\$235,000	\$165	
Oct 18, 2016	Resale	Warranty Deed	\$141,000	\$99	\$134K
Dec 11, 2009	Resale	Warranty Deed	\$147,090	\$103	\$144K
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

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	Absentee owner
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