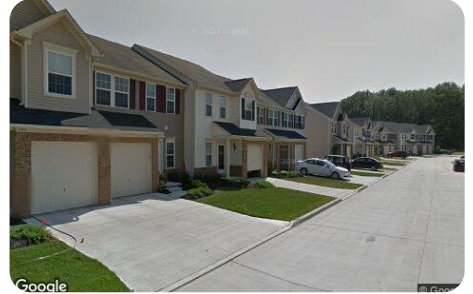
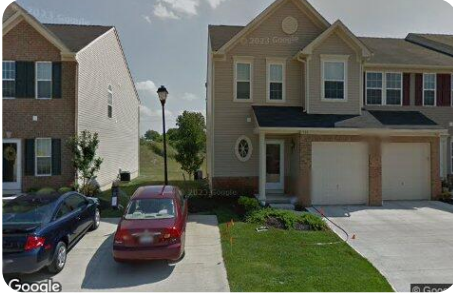


Townhouse **RESIDENTIAL**

131 RIVER ROCK WAY

BEREA, OH 44017

\$242,330 TopHap Estimate · \$165 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,466 ft²

LIVING AREA

3,740 ft²

LOT SIZE

2010

YEAR BUILT

2

STORIES

7

ROOMS

1

PARKING

VALUATION

\$242K

\$218K low

\$266K high

Last Sale

\$182,500 · Feb 16, 2021

Est. Owner Equity

\$70,330

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$4,049 (2024)
Assessed Value	\$71,400
Previous Assessed	\$55,300
Assessor Market Value	\$204,000

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

Patio · 186 ft²

Porch · 20 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 28, 2020	Resale	Survivorship Deed	\$182,500	\$124	\$172K
Nov 21, 2018	Resale	Warranty Deed	\$155,000	\$106	\$124K
Mar 10, 2010	Resale	Warranty Deed	\$153,504	\$105	\$151K

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	2.5 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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