

Townhouse **RESIDENTIAL**

112 RIVER ROCK WAY

BEREA, OH 44017

\$256,563 TopHap Estimate · \$177 / ft² · confidence 85 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,452 ft²
LIVING AREA

2,566 ft²
LOT SIZE

2010
YEAR BUILT

2
STORIES

7
ROOMS

1
PARKING

VALUATION

\$257K

\$217K low

\$296K high

Last Sale

\$141,115 · Jun 15, 2010

Est. Owner Equity

\$90,063

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$4,269 (2024)
Assessed Value	\$75,290
Previous Assessed	\$51,980
Assessor Market Value	\$215,100

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
Nov 29, 2021	Financing	Intrafamily Transfer			\$92K
Jun 4, 2010	Resale	Warranty Deed	\$141,115	\$97	\$131K
Mar 22, 2010	Resale	Warranty Deed	\$28,000	\$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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