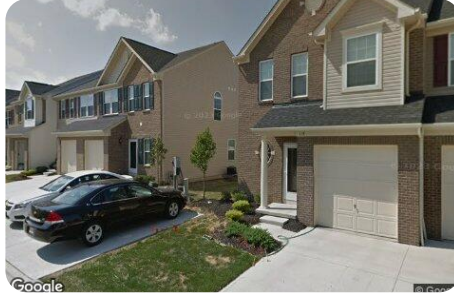
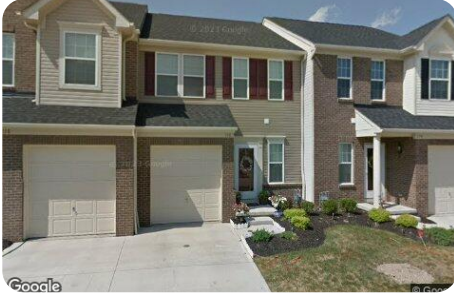


Townhouse **RESIDENTIAL**

116 RIVER ROCK WAY

BEREA, OH 44017

\$238,104 TopHap Estimate · \$164 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,452 ft²

LIVING AREA

2,567 ft²

LOT SIZE

2010

YEAR BUILT

2

STORIES

7

ROOMS

1

PARKING

VALUATION

\$238K

\$215K low

\$261K high

Last Sale

\$205,000 · Mar 3, 2022

Est. Owner Equity

\$39,254

Loan-to-Value

85%

TAX & ASSESSMENT

Property Tax	\$4,333 (2024)
Assessed Value	\$76,410
Previous Assessed	\$52,750
Assessor Market Value	\$218,300

PROPERTY FACTS

Property Type	Townhouse
Style	Townhouse
County	Cuyahoga
Lot (acres)	0.06
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached

Deck · 238 ft²

Patio · 20 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 23, 2022	Resale	Warranty Deed	\$205,000	\$141	\$199K
May 27, 2010	Resale	Warranty Deed	\$145,929	\$101	\$144K
Mar 22, 2010	Resale	Warranty Deed	\$28,200	\$19	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Falls-Lenox Primary School	Elementary	1–3	1.5 mi
Olmsted Falls High School	High	9–12	2.1 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	Owner occupied
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