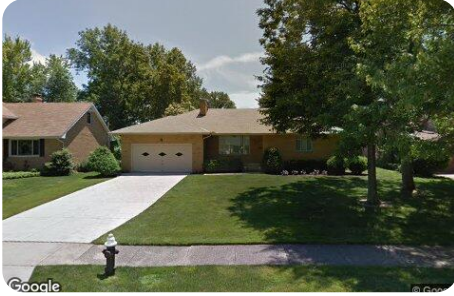


Single Family Residence **RESIDENTIAL**

22269 BERRY DR

ROCKY RIVER, OH 44116

\$283,690 TopHap Estimate · \$186 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,529 ft²

LIVING AREA

0.35 ac

LOT SIZE

1958

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$284K

\$254K low

\$314K high

Est. Owner Equity

\$283,690

TAX & ASSESSMENT

Property Tax	\$6,837 (2025)
Assessed Value	\$121,450
Assessor Market Value	\$347,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	CUYAHOGA
Lot (acres)	0.35
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck

Porch · 436 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 13, 2025	Financing	Intrafamily Transfer			
Jun 13, 2025	Financing	Intrafamily Transfer			
Nov 15, 2017	Quitclaim	Quit Claim Transfer			
Nov 12, 2017	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River High School	High	9–12	0.8 mi
Goldwood Primary Elementary School	Elementary	KG–2	1.0 mi
Rocky River Middle School	Middle	6–8	1.3 mi

District: Rocky River 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 44116

52 CRIME INDEX	105 AIR POLLUTION	22,175 POPULATION	\$96K 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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