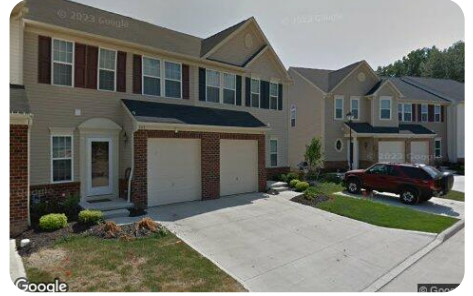


Townhouse **RESIDENTIAL**

145 RIVER ROCK WAY

BEREA, OH 44017

\$248,131 TopHap Estimate · \$169 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,466 ft²

LIVING AREA

2,566 ft²

LOT SIZE

2010

YEAR BUILT

2

STORIES

7

ROOMS

1

PARKING

VALUATION

\$248K

\$223K low

\$273K high

Est. Owner Equity

\$148,131

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$4,264 (2024)
Assessed Value	\$75,190
Previous Assessed	\$52,680
Assessor Market Value	\$214,800

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

Porch · 20 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 28, 2017	Resale	Warranty Deed	\$156,600	\$107	\$100K
May 27, 2010	Resale	Warranty Deed	\$151,232	\$103	\$148K
Apr 12, 2010	Resale	Warranty Deed	\$28,200	\$19	

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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