

Single Family Residence **RESIDENTIAL**

22375 BERRY DR

ROCKY RIVER, OH 44116

\$360,559 TopHap Estimate · \$171 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,104 ft²

LIVING AREA

0.24 ac

LOT SIZE

1957

YEAR BUILT

2

STORIES

6

ROOMS

1

PARKING

VALUATION

\$361K

\$316K low

\$405K high

Last Sale

\$290,000 · Jul 2, 2021

Est. Owner Equity

\$99,559

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$5,610 (2024)
Assessed Value	\$101,500
Previous Assessed	\$70,710
Assessor Market Value	\$290,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Cuyahoga
Lot (acres)	0.24
Roof	Asphalt
Heating	Forced Air
Cooling	None
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 180 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 17, 2021	Resale	Warranty Deed	\$290,000	\$138	\$261K
Mar 27, 2018	Resale	Grant Deed	\$202,000	\$96	
Sep 13, 2012	Resale	Warranty Deed	\$197,000	\$94	\$195K
Sep 25, 2007	Resale	Grant Deed	\$203,000	\$96	\$162K
Jun 21, 2001	Resale	Grant Deed	\$175,000	\$83	\$140K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River High School	High	9–12	0.9 mi
Goldwood Primary Elementary School	Elementary	KG–2	1.1 mi
Rocky River Middle School	Middle	6–8	1.4 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	Owner occupied
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