

Single Family Residence **RESIDENTIAL**

19440 FRAZIER DR

ROCKY RIVER, OH 44116

\$2,007,282 TopHap Estimate · \$810 / ft² · confidence 60 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,479 ft²

LIVING AREA

0.31 ac

LOT SIZE

1940

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$2M

\$1.2M low

\$2.8M high

Last Sale

\$1,800,000 · Mar 31, 2022

Est. Owner Equity

\$2,007,282

TAX & ASSESSMENT

Property Tax	\$17,694 (2024)
Assessed Value	\$313,320
Previous Assessed	\$207,910
Assessor Market Value	\$895,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Cuyahoga
Lot (acres)	0.31
Roof	Asphalt
Heating	Forced Air
Cooling	None
Fireplace	Yes
Garage	Garage, Detached
Pool	No

Porch · 210 ft²

CLIMATE RISK

99
FLOOD

8
WILDFIRE

68
HEAT

63
STORM

30
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 25, 2022	Resale	Fiduciary Deed	\$1,800,000	\$726	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River Middle School	Middle	6–8	0.9 mi
Rocky River High School	High	9–12	1.3 mi
Goldwood Primary Elementary School	Elementary	KG–2	2.3 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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