

Single Family Residence **RESIDENTIAL**

22356 BERRY DR

ROCKY RIVER, OH 44116

\$273,076 TopHap Estimate · \$239 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,144 ft²

LIVING AREA

0.37 ac

LOT SIZE

1955

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$273K

\$245K low

\$302K high

Last Sale

\$94,450 · May 20, 2019

Est. Owner Equity

\$273,076

TAX & ASSESSMENT

Property Tax	\$5,609 (2024)
Assessed Value	\$101,470
Previous Assessed	\$75,710
Assessor Market Value	\$289,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cuyahoga
Lot (acres)	0.37
Roof	Asphalt
Heating	Forced Air
Cooling	None
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 172 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 17, 2019	Resale	Grant Deed	\$94,450	\$83	
May 17, 2019	Resale	Warranty Deed	\$94,450	\$83	\$170K
Nov 12, 2015	Quitclaim	Quit Claim Transfer			
Feb 5, 2013	Quitclaim	Quit Claim Transfer			
Apr 26, 2012	Financing	Grant Deed			\$65K
Jun 8, 2011	Resale	Warranty Deed	\$110,000	\$96	

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	1.3 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	Owner occupied
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