

Single Family Residence **RESIDENTIAL**

22400 BERRY DR

ROCKY RIVER, OH 44116

\$398,899 TopHap Estimate · \$197 / ft² · confidence 84 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,028 ft²

LIVING AREA

0.37 ac

LOT SIZE

1956

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$399K

\$336K low

\$461K high

Last Sale

\$138,000 · Jul 3, 1996

Est. Owner Equity

\$313,549

Loan-to-Value

20%

TAX & ASSESSMENT

Property Tax	\$6,462 (2024)
Assessed Value	\$116,900
Previous Assessed	\$101,640
Assessor Market Value	\$334,000

PROPERTY FACTS

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

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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