

Single Family Residence **RESIDENTIAL**

22420 BERRY DR

ROCKY RIVER, OH 44116

\$315,119 TopHap Estimate · \$201 / ft² · confidence 89 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,566 ft²

LIVING AREA

0.37 ac

LOT SIZE

1955

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$315K

\$282K low

\$348K high

Last Sale

\$149,000 · Mar 15, 2013

Est. Owner Equity

\$178,519

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$6,270 (2024)
Assessed Value	\$113,440
Previous Assessed	\$90,300
Assessor Market Value	\$324,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cuyahoga
Lot (acres)	0.37
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 49 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 14, 2013	Resale	Grant Deed	\$149,000	\$95	\$146K
Nov 28, 2012	Recorded document	Affidavit Of Death			
Nov 7, 2005	Quitclaim	Quit Claim Transfer			

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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