

Single Family Residence **RESIDENTIAL**

22440 BERRY DR

ROCKY RIVER, OH 44116

\$333,683 TopHap Estimate · \$211 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,578 ft²

LIVING AREA

0.48 ac

LOT SIZE

1955

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$334K

\$299K low

\$368K high

Est. Owner Equity

\$280,683

Loan-to-Value

15%

TAX & ASSESSMENT

Property Tax	\$7,224 (2024)
Assessed Value	\$127,930
Previous Assessed	\$127,930
Assessor Market Value	\$365,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	Cuyahoga
Lot (acres)	0.48
Roof	Asphalt
Heating	Forced Air
Cooling	None
Fireplace	Yes
Garage	Garage, Attached

Porch · 150 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 13, 2016	Recorded document	Affidavit Of Death			
Feb 13, 2016	Resale	Grant Deed	\$173,000	\$110	\$53K
Jun 22, 2013	Quitclaim	Quit Claim Transfer			
Jul 7, 1998	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

Index values: 100 = US average; lower is better.

| OWNERSHIP

Occupancy

Owner occupied