

Single Family Residence **RESIDENTIAL**

22494 BERRY DR

ROCKY RIVER, OH 44116

\$470,325 TopHap Estimate · \$214 / ft² · confidence 88 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,198 ft²

LIVING AREA

0.41 ac

LOT SIZE

1955

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$470K

\$413K low

\$528K high

Last Sale

\$420,000 · Sep 4, 2024

Est. Owner Equity

\$92,325

Loan-to-Value

81%

TAX & ASSESSMENT

Property Tax	\$7,582 (2024)
Assessed Value	\$134,260
Previous Assessed	\$98,570
Assessor Market Value	\$383,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	Cuyahoga
Lot (acres)	0.41
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 30 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 3, 2024	Resale	Warranty Deed	\$420,000	\$191	\$378K
Apr 18, 2024	Resale	Fiduciary Deed	\$358,000	\$163	
Jan 31, 2017	Recorded document	Affidavit Of Death			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River High School	High	9–12	1.0 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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