

Single Family Residence **RESIDENTIAL**

22315 BERRY DR

ROCKY RIVER, OH 44116

\$427,412 TopHap Estimate · \$148 / ft² · confidence 91 · as of Jul 14, 2026



5

BEDS

3

BATHS

2,889 ft²

LIVING AREA

0.37 ac

LOT SIZE

1955

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$427K

\$387K low

\$468K high

Last Sale

\$232,000 · Apr 27, 2012

Est. Owner Equity

\$265,412

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax	\$9,091 (2024)
Assessed Value	\$164,470
Previous Assessed	\$120,330
Assessor Market Value	\$469,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	Cuyahoga
Lot (acres)	0.36
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Deck · 140 ft²

Patio · 225 ft²

Porch · 330 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 25, 2012	Resale	Warranty Deed	\$232,000	\$80	\$186K
Oct 14, 1998	Resale	Grant Deed	\$190,000	\$66	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River High School	High	9–12	0.8 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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