

Single Family Residence **RESIDENTIAL**

22455 BERRY DR

ROCKY RIVER, OH 44116

\$365,607 TopHap Estimate · \$209 / ft² · confidence 86 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,753 ft²

LIVING AREA

0.28 ac

LOT SIZE

1956

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$366K

\$314K low

\$418K high

Last Sale

\$239,800 · Aug 11, 2017

Est. Owner Equity

\$365,607

TAX & ASSESSMENT

Property Tax	\$6,321 (2024)
Assessed Value	\$114,350
Previous Assessed	\$89,500
Assessor Market Value	\$326,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	Cuyahoga
Lot (acres)	0.28
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Patio · 196 ft²

Porch · 48 ft²

CLIMATE RISK

1

FLOOD

11

WILDFIRE

68

HEAT

63

STORM

30

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 4, 2022	Financing	Intrafamily Transfer			
Aug 10, 2017	Resale	Grant Deed	\$239,800	\$137	\$192K

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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