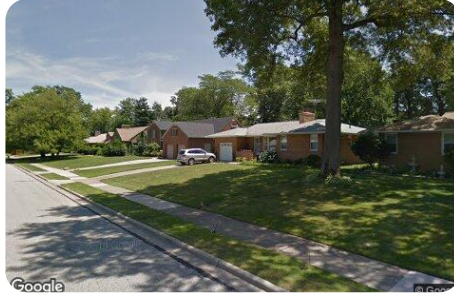


Single Family Residence **RESIDENTIAL**

# 22355 BERRY DR

ROCKY RIVER, OH 44116

**\$341,027** TopHap Estimate · \$257 / ft² · confidence 87 · as of Jul 14, 2026



**3**  
BEDS

**1**  
BATHS

**1,326 ft²**  
LIVING AREA

**0.34 ac**  
LOT SIZE

**1955**  
YEAR BUILT

**1**  
STORIES

**6**  
ROOMS

**2**  
PARKING

## VALUATION

**\$341K**

\$296K low

\$386K high

Last Sale

**\$311,100 · Jan 6, 2025**

Est. Owner Equity

**\$281,027**

Loan-to-Value

**18%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,181 (2024) |
| Assessed Value        | \$111,830      |
| Previous Assessed     | \$93,700       |
| Assessor Market Value | \$319,500      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | Cuyahoga                |
| Lot (acres)   | 0.34                    |
| Roof          | Asphalt                 |
| Heating       | Forced Air              |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Deck · 640 ft²

Porch · 138 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE     | \$/FT² | LOAN  |
|--------------|-------------------|---------------------|-----------|--------|-------|
| Jan 2, 2025  | Resale            | Warranty Deed       | \$311,100 | \$235  | \$60K |
| May 31, 2007 | Quitclaim         | Quit Claim Transfer |           |        |       |
| Apr 23, 2007 | Recorded document | Affidavit Of Death  |           |        |       |
| Mar 30, 2005 | Recorded document | Affidavit Of Death  |           |        |       |

## 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    | 1.3 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

|                                      |                                         |                                         |                                            |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>52</div> <div>CRIME INDEX</div> | <div>105</div> <div>AIR POLLUTION</div> | <div>22,175</div> <div>POPULATION</div> | <div>\$96K</div> <div>MEDIAN IN-COME</div> | <div>50°F</div> <div>AVG TEMP</div> | <div>49%</div> <div>SUNSHINE</div> |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

| OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|