

Single Family Residence **RESIDENTIAL**

20045 FRAZIER DR

ROCKY RIVER, OH 44116

\$850,543 TopHap Estimate · \$399 / ft² · confidence 82 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,132 ft²

LIVING AREA

0.2 ac

LOT SIZE

1924

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$851K

\$695K low

\$1M high

Last Sale

\$325,000 · Oct 20, 2011

Est. Owner Equity

\$629,743

Loan-to-Value

26%

TAX & ASSESSMENT

Property Tax	\$16,261 (2024)
Assessed Value	\$294,180
Previous Assessed	\$241,370
Assessor Market Value	\$840,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Cuyahoga
Lot (acres)	0.20
Roof	Asphalt
Heating	Hot Water
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No

Patio · 216 ft²

Porch · 78 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 17, 2011	Resale	Warranty Deed	\$325,000	\$152	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River Middle School	Middle	6–8	0.8 mi
Rocky River High School	High	9–12	1.0 mi
Goldwood Primary Elementary School	Elementary	KG–2	2.0 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
-----------	----------------