

Single Family Residence **RESIDENTIAL**

22395 BERRY DR

ROCKY RIVER, OH 44116

\$390,825 TopHap Estimate · \$255 / ft² · confidence 88 · as of Jun 23, 2026



3

BEDS

2

BATHS

1,531 ft²

LIVING AREA

0.24 ac

LOT SIZE

1955

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$391K

\$344K low

\$438K high

Last Sale

\$108,000 · Sep 23, 2010

Est. Owner Equity

\$390,825

TAX & ASSESSMENT

Property Tax	\$7,075 (2025)
Assessed Value	\$125,685
Assessor Market Value	\$359,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	CUYAHOGA
Lot (acres)	0.24
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 341 ft²

Porch · 21 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 31, 2022	Financing	Warranty Deed			
Aug 30, 2010	Resale	Grant Deed	\$108,000	\$71	
Mar 27, 2010	Recorded document	Warranty Deed			
Mar 26, 2004	Financing	Grant Deed			\$157K

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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