

Townhouse **RESIDENTIAL**

106 RIVER ROCK WAY

BEREA, OH 44017

\$240,606 TopHap Estimate · \$134 / ft² · confidence 90 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,792 ft²
LIVING AREA

3,768 ft²
LOT SIZE

2015
YEAR BUILT

2
STORIES

7
ROOMS

1
PARKING

VALUATION

\$241K

\$216K low

\$265K high

Last Sale

\$175,000 · Dec 27, 2019

Est. Owner Equity

\$63,306

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$5,073 (2024)
Assessed Value	\$89,460
Previous Assessed	\$67,700
Assessor Market Value	\$255,600

PROPERTY FACTS

Property Type	Townhouse
Style	Townhouse
County	Cuyahoga
Lot (acres)	0.09
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 22, 2019	Resale	Warranty Deed	\$175,000	\$98	\$123K
Sep 15, 2017	Financing	Loan Modification			\$2.8M
Jan 15, 2016	Resale	Warranty Deed	\$200,860	\$112	
Nov 13, 2015	Recorded document	Grant Deed			
Nov 13, 2015	Resale	Warranty Deed	\$17,860	\$10	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Falls-Lenox Primary School	Elementary	1–3	1.5 mi
Olmsted Falls High School	High	9–12	2.2 mi
Olmsted Falls Middle School	Middle	6–8	2.6 mi

District: Olmsted Falls 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 44017

63 CRIME INDEX	111 AIR POLLUTION	18,526 POPULATION	\$74K 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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