

Townhouse

RESIDENTIAL

104 RIVER ROCK WAY

BEREA, OH 44017

\$256,717 TopHap Estimate · \$180 / ft² · confidence 85 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,424 ft²

LIVING AREA

2,688 ft²

LOT SIZE

2015

YEAR BUILT

2

STORIES

7

ROOMS

1

PARKING

VALUATION

\$257K

\$217K low

\$296K high

Last Sale

\$154,448 · Feb 29, 2016

Est. Owner Equity

\$256,717

TAX & ASSESSMENT

Property Tax	\$4,654 (2024)
Assessed Value	\$80,230
Previous Assessed	\$57,440
Assessor Market Value	\$229,200

PROPERTY FACTS

Property Type	Townhouse
Style	Townhouse
County	Cuyahoga
Lot (acres)	0.06
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 196 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 15, 2017	Financing	Loan Modification			\$2.8M
Jan 15, 2016	Resale	Warranty Deed	\$154,448	\$108	
Nov 13, 2015	Recorded document	Grant Deed			
Nov 13, 2015	Resale	Warranty Deed	\$17,860	\$13	

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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