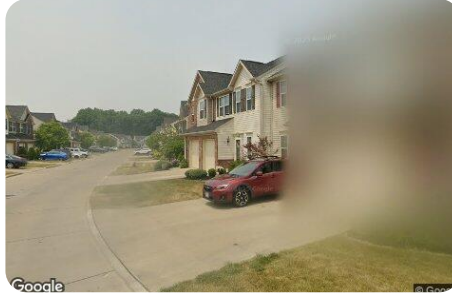


Townhouse **RESIDENTIAL**

100 RIVER ROCK WAY

BEREA, OH 44017

\$257,053 TopHap Estimate · \$179 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,440 ft²

LIVING AREA

3,848 ft²

LOT SIZE

2015

YEAR BUILT

2

STORIES

7

ROOMS

1

PARKING

VALUATION

\$257K

\$235K low

\$279K high

Last Sale

\$157,650 · Feb 26, 2016

Est. Owner Equity

\$53,133

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$4,558 (2024)
Assessed Value	\$80,370
Previous Assessed	\$59,650
Assessor Market Value	\$229,600

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
Apr 9, 2026	Resale	Warranty Deed	\$254,900	\$177	\$204K
Sep 15, 2017	Financing	Loan Modification			\$2.8M
Jan 15, 2016	Resale	Grant Deed	\$157,650	\$109	\$134K
Nov 13, 2015	Recorded document	Grant Deed			
Nov 13, 2015	Resale	Warranty Deed	\$17,860	\$12	

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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