

Single Family Residence **RESIDENTIAL**

22460 BERRY DR

ROCKY RIVER, OH 44116

\$349,041 TopHap Estimate · \$263 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,326 ft²

LIVING AREA

0.49 ac

LOT SIZE

1955

YEAR BUILT

2

STORIES

5

ROOMS

2

PARKING

VALUATION

\$349K

\$320K low

\$378K high

Last Sale

\$170,000 · Oct 14, 2008

Est. Owner Equity

\$251,141

Loan-to-Value

27%

TAX & ASSESSMENT

Property Tax	\$5,046 (2024)
Assessed Value	\$101,090
Previous Assessed	\$93,000
Assessor Market Value	\$288,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	Cuyahoga
Lot (acres)	0.49
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 484 ft²

Porch · 210 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 3, 2022	Financing	Intrafamily Transfer			
Oct 11, 2008	Resale	Warranty Deed	\$170,000	\$128	\$136K
Aug 11, 1998	Quitclaim	Quit Claim Transfer			

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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