

Single Family Residence **RESIDENTIAL**

## 20065 FRAZIER DR

ROCKY RIVER, OH 44116

**\$939,994** TopHap Estimate · \$358 / ft<sup>2</sup> · confidence 74 · as of Jul 14, 2026



**4**

BEDS

**2.5**

BATHS

**2,628 ft<sup>2</sup>**

LIVING AREA

**0.19 ac**

LOT SIZE

**1937**

YEAR BUILT

**2**

STORIES

**9**

ROOMS

**2**

PARKING

### VALUATION

**\$940K**

\$698K low

\$1.2M high

Last Sale

**\$780,000 · May 10, 2021**

Est. Owner Equity

**\$115,994**

Loan-to-Value

**84%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$15,041 (2025) |
| Assessed Value        | \$273,000       |
| Assessor Market Value | \$780,000       |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Colonial                         |
| County        | CUYAHOGA                         |
| Lot (acres)   | 0.19                             |
| Construction  | Frame (Unspecified)              |
| Roof          | Asphalt                          |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Central                          |
| Fireplace     | Yes                              |
| Garage        | Garage, Detached                 |
| Pool          | No                               |

Patio · 312 ft²

Porch · 88 ft²

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED              | PRICE     | \$/FT² | LOAN   |
|--------------|--------|-------------------|-----------|--------|--------|
| Apr 30, 2021 | Resale | Survivorship Deed | \$780,000 | \$297  | \$624K |
| Jul 28, 2014 | Resale | Grant Deed        | \$675,000 | \$257  | \$608K |
| Jan 15, 2010 | Resale | Grant Deed        | \$610,000 | \$232  | \$417K |
| Jul 8, 2004  | Resale | Grant Deed        | \$550,000 | \$209  | \$334K |
| Dec 16, 1999 | Resale | Grant Deed        | \$277,000 | \$105  | \$215K |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| Rocky River Middle School          | Middle     | 6–8    | 0.7 mi   |
| Rocky River High School            | High       | 9–12   | 1.0 mi   |
| Goldwood Primary Elementary School | Elementary | KG–2   | 2.0 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>52</b><br>CRIME INDEX | <b>105</b><br>AIR POLLUTION | <b>22,175</b><br>POPULATION | <b>\$96K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>49%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|