

Single Family Residence **RESIDENTIAL**

19449 FRAZIER DR

ROCKY RIVER, OH 44116

\$2,285,556 TopHap Estimate · \$591 / ft² · confidence 78 · as of Jul 14, 2026



5

BEDS

3

BATHS

3,869 ft²

LIVING AREA

0.2 ac

LOT SIZE

1927

YEAR BUILT

2

STORIES

10

ROOMS

2

PARKING

VALUATION

\$2.3M

\$1.8M low

\$2.8M high

Last Sale

\$2,275,000 · Apr 29, 2024

Est. Owner Equity

\$491,556

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$18,377 (2024)
Assessed Value	\$332,470
Previous Assessed	\$296,630
Assessor Market Value	\$949,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Cuyahoga
Lot (acres)	0.20
Roof	Slate
Heating	Hot Water
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 160 ft²

Porch · 267 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 25, 2024	Resale	Warranty Deed	\$2,275,000	\$588	
Aug 2, 2016	Resale	Grant Deed	\$715,000	\$185	\$560K
Nov 13, 2008	Resale	Warranty Deed	\$560,000	\$145	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River Middle School	Middle	6–8	0.9 mi
Rocky River High School	High	9–12	1.3 mi
Goldwood Primary Elementary School	Elementary	KG–2	2.2 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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