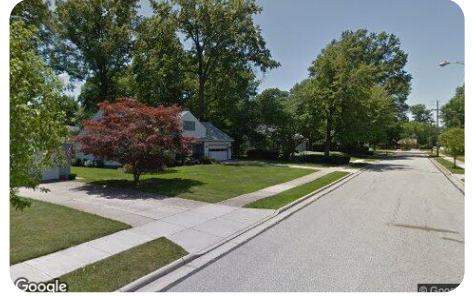


Single Family Residence **RESIDENTIAL**

22435 BERRY DR

ROCKY RIVER, OH 44116

\$394,507 TopHap Estimate · \$174 / ft² · confidence 87 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,268 ft²

LIVING AREA

0.28 ac

LOT SIZE

1955

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$395K

\$342K low

\$447K high

Last Sale

\$345,000 · Oct 15, 2021

Est. Owner Equity

\$194,507

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$6,675 (2024)
Assessed Value	\$120,760
Previous Assessed	\$107,810
Assessor Market Value	\$345,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Cuyahoga
Lot (acres)	0.28
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 285 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 13, 2021	Resale	Warranty Deed	\$345,000	\$152	\$200K
Apr 12, 2019	Resale	Warranty Deed	\$308,000	\$136	\$246K
Aug 18, 2018	Resale	Warranty Deed	\$162,000	\$71	\$163K
Sep 11, 2018	Financing	Trustees Deed			\$35K
May 25, 2007	Resale	Warranty Deed	\$169,000	\$75	\$165K

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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