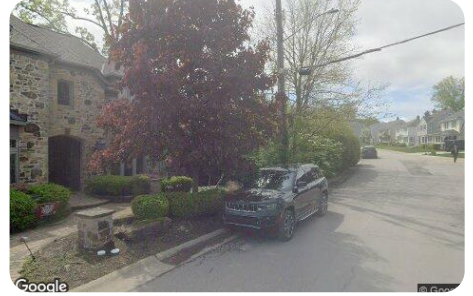


Single Family Residence **RESIDENTIAL**

19400 FRAZIER DR

ROCKY RIVER, OH 44116

\$2,414,345 TopHap Estimate · \$508 / ft² · confidence 82 · as of Jul 14, 2026



3

BEDS

3.5

BATHS

4,748 ft²

LIVING AREA

0.21 ac

LOT SIZE

2005

YEAR BUILT

2

STORIES

10

ROOMS

2

PARKING

VALUATION

\$2.4M

\$2M low

\$2.8M high

Last Sale

\$1,740,000 · May 4, 2020

Est. Owner Equity

\$0

Loan-to-Value

111%

TAX & ASSESSMENT

Property Tax	\$36,139 (2025)
Assessed Value	\$642,040
Assessor Market Value	\$1,834,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	CUYAHOGA
Lot (acres)	0.21
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Garage, Attached
Pool	No

Deck · 1,147 ft²

Porch · 18 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 24, 2020	Non-arms-length	Warranty Deed	\$1,740,000	\$366	\$1.5M
Feb 5, 2007	Financing	Grant Deed			\$1M
Feb 6, 2004	Resale	Grant Deed	\$300,000	\$63	\$300K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River Middle School	Middle	6–8	0.8 mi
Rocky River High School	High	9–12	1.2 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	Absentee owner
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