

Single Family Residence **RESIDENTIAL**

19452 FRAZIER DR

ROCKY RIVER, OH 44116

\$1,099,608 TopHap Estimate · \$411 / ft² · confidence 76 · as of Jul 14, 2026



3

BEDS

4

BATHS

2,678 ft²

LIVING AREA

0.16 ac

LOT SIZE

1918

YEAR BUILT

2

STORIES

10

ROOMS

2

PARKING

VALUATION

\$1.1M

\$830K low

\$1.4M high

Est. Owner Equity

\$137,608

Loan-to-Value

92%

TAX & ASSESSMENT

Property Tax	\$15,477 (2024)
Assessed Value	\$280,000
Previous Assessed	\$175,880
Assessor Market Value	\$800,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Cuyahoga
Lot (acres)	0.16
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 150 ft² Pool house Porch · 150 ft² Boat access

CLIMATE RISK

99
FLOOD

5
WILDFIRE

68
HEAT

63
STORM

30
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 28, 2005	Quitclaim	Quit Claim Transfer			
May 5, 2004	Recorded document	Grant Deed			
Apr 29, 2004	Non-arms-length	Trustees Deed	\$366,667	\$137	

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	2.3 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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