

Condominium

**RESIDENTIAL**

# 115 S ROCKY RIVER DR

BEREA, OH 44017

**\$90,603** TopHap Estimate · \$96 / ft<sup>2</sup> · confidence 72 · as of Jun 23, 2026



**2**

BEDS

**1**

BATHS

**940 ft<sup>2</sup>**

LIVING AREA

**1.35 ac**

LOT SIZE

**1964**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

## VALUATION

**\$91K**

\$65K low

\$116K high

Last Sale

**\$90,000 · Jun 3, 2024**

Est. Owner Equity

**\$25,603**

Loan-to-Value

**72%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,582 (2025) |
| Assessed Value        | \$27,300       |
| Assessor Market Value | \$78,000       |

## PROPERTY FACTS

|               |             |
|---------------|-------------|
| Property Type | Condominium |
| County        | CUYAHOGA    |
| Lot (acres)   | 1.35        |
| Heating       | Steam       |
| Cooling       | Wall Unit   |
| Garage        | No Garage   |
| Pool          | No          |

Elevator

## TRANSACTION HISTORY

| DATE         | TYPE             | DEED           | PRICE    | \$/FT <sup>2</sup> | LOAN  |
|--------------|------------------|----------------|----------|--------------------|-------|
| May 30, 2024 | Resale           | Fiduciary Deed | \$90,000 | \$96               | \$65K |
| Feb 7, 2020  | Resale           | Warranty Deed  | \$46,000 | \$49               |       |
| Jan 24, 2014 | Resale           | Warranty Deed  | \$43,950 | \$47               |       |
| Oct 6, 2005  | Foreclosure sale | Trustees Deed  | \$36,667 | \$39               |       |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Grindstone Elementary School | Elementary | KG–4   | 0.7 mi   |
| Berea-Midpark High School    | High       | 9–12   | 0.8 mi   |
| Berea-Midpark Middle School  | Middle     | 5–8    | 2.7 mi   |

District: Berea 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 44017

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>63</b><br>CRIME INDEX | <b>111</b><br>AIR POLLUTION | <b>18,526</b><br>POPULATION | <b>\$74K</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> |
|-----------|-----------------------|