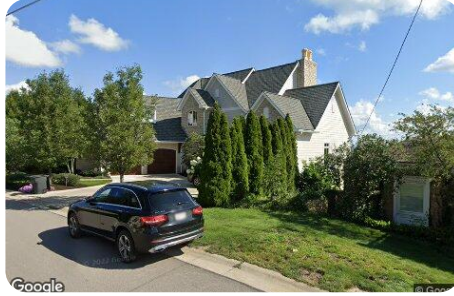


Single Family Residence **RESIDENTIAL**

19460 FRAZIER DR

ROCKY RIVER, OH 44116

\$1,766,936 TopHap Estimate · \$542 / ft² · confidence 55 · as of Jul 14, 2026



3
BEDS

3
BATHS

3,259 ft²
LIVING AREA

0.24 ac
LOT SIZE

1940
YEAR BUILT

1
STORIES

7
ROOMS

2
PARKING

VALUATION

\$1.8M

\$963K low

\$2.6M high

Est. Owner Equity

\$1,255,936

Loan-to-Value

29%

TAX & ASSESSMENT

Property Tax	\$26,543 (2024)
Assessed Value	\$490,000
Previous Assessed	\$364,180
Assessor Market Value	\$1,400,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cuyahoga
Lot (acres)	0.24
Roof	Slate
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 320 ft²

CLIMATE RISK

99
FLOOD

6
WILDFIRE

68
HEAT

63
STORM

30
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 30, 2000	Resale	Grant Deed	\$602,000	\$185	\$402K

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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