

Single Family Residence **RESIDENTIAL**

22250 BERRY DR

ROCKY RIVER, OH 44116

\$324,106 TopHap Estimate · \$203 / ft² · confidence 89 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,593 ft²

LIVING AREA

0.36 ac

LOT SIZE

1957

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$324K

\$287K low

\$361K high

Last Sale

\$164,900 · Aug 13, 2015

Est. Owner Equity

\$209,106

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$6,162 (2024)
Assessed Value	\$111,480
Previous Assessed	\$73,050
Assessor Market Value	\$318,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cuyahoga
Lot (acres)	0.36
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 130 ft²

Porch · 270 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 11, 2016	Quitclaim	Quit Claim Transfer	\$82,450	\$52	
Aug 7, 2015	Resale	Warranty Deed	\$164,900	\$104	\$115K
Oct 5, 2001	Resale	Grant Deed	\$175,000	\$110	\$175K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River High School	High	9–12	0.8 mi
Goldwood Primary Elementary School	Elementary	KG–2	1.1 mi
Rocky River Middle School	Middle	6–8	1.3 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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