

Single Family Residence **RESIDENTIAL**

2696 E ASPLIN DR

ROCKY RIVER, OH 44116

\$360,869 TopHap Estimate · \$304 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,189 ft²

LIVING AREA

0.26 ac

LOT SIZE

1957

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$361K

\$330K low

\$391K high

Last Sale

\$271,000 · Jun 21, 2021

Est. Owner Equity

\$83,419

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$5,371 (2024)
Assessed Value	\$97,170
Previous Assessed	\$74,240
Assessor Market Value	\$277,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cuyahoga
Lot (acres)	0.26
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 84 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 15, 2021	Resale	Warranty Deed	\$271,000	\$228	\$257K
Oct 24, 2012	Resale	Warranty Deed	\$163,000	\$137	\$160K
May 21, 2007	Resale	Warranty Deed	\$175,000	\$147	\$175K
Sep 16, 2003	Resale	Grant Deed	\$162,000	\$136	\$130K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Goldwood Primary Elementary School	Elementary	KG–2	0.5 mi
Rocky River High School	High	9–12	1.2 mi
Rocky River Middle School	Middle	6–8	1.7 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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