

Single Family Residence **RESIDENTIAL**

2696 FORESTVIEW AVE

ROCKY RIVER, OH 44116

\$460,859 TopHap Estimate · \$176 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

2,617 ft²

LIVING AREA

0.18 ac

LOT SIZE

1954

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$461K

\$406K low

\$516K high

Last Sale

\$257,000 · May 12, 2016

Est. Owner Equity

\$426,859

Loan-to-Value

7%

TAX & ASSESSMENT

Property Tax	\$7,592 (2025)
Assessed Value	\$137,795
Assessor Market Value	\$393,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	CUYAHOGA
Lot (acres)	0.18
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No

Deck · 270 ft²

Porch · 111 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 28, 2026	Financing	Mortgage			\$34K
May 11, 2016	Resale	Grant Deed	\$257,000	\$98	\$237K
Sep 6, 2013	Resale	Warranty Deed	\$210,000	\$80	\$206K
Jun 22, 2009	Resale	Warranty Deed	\$194,000	\$74	\$175K
May 29, 2008	Quitclaim	Quit Claim Transfer			
Mar 3, 2006	Recorded document	Affidavit Of Death			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River High School	High	9–12	0.5 mi
Goldwood Primary Elementary School	Elementary	KG–2	0.6 mi
Rocky River Middle School	Middle	6–8	0.8 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	Absentee owner
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