

Single Family Residence **RESIDENTIAL**

## 2511 NORTHVIEW RD

ROCKY RIVER, OH 44116

**\$287,541** TopHap Estimate · \$226 / ft<sup>2</sup> · confidence 88 · as of Jul 14, 2026



**3**

BEDS

**1**

BATHS

**1,270 ft<sup>2</sup>**

LIVING AREA

**0.17 ac**

LOT SIZE

**1948**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

**1**

PARKING

### VALUATION

**\$288K**

\$252K low

\$323K high

Last Sale

**\$285,000 · May 12, 2026**

Est. Owner Equity

**\$287,541**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,208 (2025) |
| Assessed Value        | \$74,760       |
| Assessor Market Value | \$213,600      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Cape Cod                         |
| County        | CUYAHOGA                         |
| Lot (acres)   | 0.17                             |
| Roof          | Asphalt                          |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | None                             |
| Garage        | Garage, Detached                 |
| Pool          | No                               |
| View          | Traffic                          |

## TRANSACTION HISTORY

| DATE        | TYPE      | DEED                                         | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|-------------|-----------|----------------------------------------------|-----------|--------------------|--------|
| May 5, 2026 | Resale    | Fiduciary Deed                               | \$285,000 | \$224              | \$228K |
| May 8, 2026 | Financing | Affidavit Death Of Trustee/Successor Trustee |           |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| Rocky River High School            | High       | 9–12   | 0.5 mi   |
| Rocky River Middle School          | Middle     | 6–8    | 0.7 mi   |
| Goldwood Primary Elementary School | Elementary | KG–2   | 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>52</b><br>CRIME INDEX | <b>105</b><br>AIR POLLUTION | <b>22,175</b><br>POPULATION | <b>\$96K</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> |
|-----------|-----------------------|