

Single Family Residence

RESIDENTIAL

2640 RIVER OAKS DR

ROCKY RIVER, OH 44116

\$414,691 TopHap Estimate · \$262 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,584 ft²

LIVING AREA

0.34 ac

LOT SIZE

1956

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$415K

\$368K low

\$461K high

Last Sale

\$160,000 · Dec 5, 2011

Est. Owner Equity

\$276,133

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$5,003 (2025)
Assessed Value	\$90,790
Assessor Market Value	\$259,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	CUYAHOGA
Lot (acres)	0.34
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No
View	Traffic

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 21, 2017	Recorded document	Affidavit Of Death			
Nov 23, 2011	Non-arms-length	Warranty Deed	\$160,000	\$101	\$140K
Feb 18, 2010	Non-arms-length	Grant Deed	\$125,500	\$79	\$125K
Nov 30, 2009	Recorded document	Warranty Deed			
Dec 5, 2007	Non-arms-length	Warranty Deed	\$155,000	\$98	\$155K
Aug 29, 2002	Quitclaim	Quit Claim Transfer	\$69,000	\$44	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Goldwood Primary Elementary School	Elementary	KG–2	0.3 mi
Rocky River High School	High	9–12	1.0 mi
Rocky River Middle School	Middle	6–8	1.5 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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