

Single Family Residence **RESIDENTIAL**

2816 FORESTVIEW AVE

ROCKY RIVER, OH 44116

\$461,618 TopHap Estimate · \$268 / ft² · confidence 86 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,723 ft²

LIVING AREA

0.18 ac

LOT SIZE

1957

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$462K

\$396K low

\$528K high

Last Sale

\$415,000 · Aug 20, 2024

Est. Owner Equity

\$129,618

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$6,015 (2024)
Assessed Value	\$108,820
Previous Assessed	\$90,100
Assessor Market Value	\$310,900

PROPERTY FACTS

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

Porch · 96 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 19, 2024	Resale	Warranty Deed	\$415,000	\$241	\$332K
Nov 30, 2018	Resale	Warranty Deed	\$271,000	\$157	\$217K
Sep 3, 2013	Resale	Warranty Deed	\$183,500	\$107	\$147K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Goldwood Primary Elementary School	Elementary	KG–2	0.5 mi
Rocky River High School	High	9–12	0.6 mi
Rocky River Middle School	Middle	6–8	0.9 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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