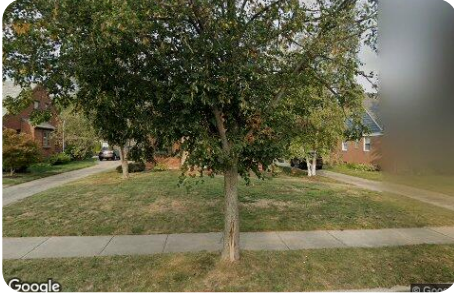


Single Family Residence **RESIDENTIAL**

2804 FORESTVIEW AVE

ROCKY RIVER, OH 44116

\$406,838 TopHap Estimate · \$246 / ft² · confidence 88 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,651 ft²

LIVING AREA

0.18 ac

LOT SIZE

1953

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$407K

\$359K low

\$455K high

Est. Owner Equity

\$224,038

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$5,850 (2024)
Assessed Value	\$115,640
Previous Assessed	\$115,640
Assessor Market Value	\$330,400

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

Porch · 96 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 1, 1998	Resale	Grant Deed	\$159,000	\$96	\$127K

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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