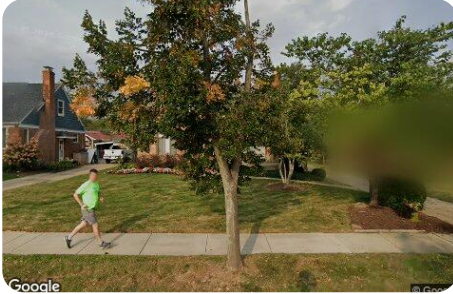


Single Family Residence **RESIDENTIAL**

2780 FORESTVIEW AVE

ROCKY RIVER, OH 44116

\$390,376 TopHap Estimate · \$198 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,976 ft²

LIVING AREA

0.18 ac

LOT SIZE

1953

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$390K

\$346K low

\$434K high

Last Sale

\$134,000 · Apr 7, 1994

Est. Owner Equity

\$181,376

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$6,428 (2025)
Assessed Value	\$109,060
Assessor Market Value	\$311,600

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

Porch · 108 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 24, 2017	Resale	Grant Deed	\$220,000	\$111	\$209K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Goldwood Primary Elementary School	Elementary	KG–2	0.6 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	Absentee owner
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