

Single Family Residence **RESIDENTIAL**

## 2768 FORESTVIEW AVE

ROCKY RIVER, OH 44116

**\$357,290** TopHap Estimate · \$221 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,618 ft<sup>2</sup>**

LIVING AREA

**0.19 ac**

LOT SIZE

**1953**

YEAR BUILT

**2**

STORIES

**5**

ROOMS

**2**

PARKING

### VALUATION

**\$357K**

**\$331K low**

**\$383K high**

Last Sale

**\$223,000 · Oct 31, 2019**

Est. Owner Equity

**\$357,290**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,975 (2024) |
| Assessed Value        | \$108,090      |
| Previous Assessed     | \$81,130       |
| Assessor Market Value | \$308,800      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Cape Cod                |
| County        | Cuyahoga                |
| Lot (acres)   | 0.19                    |
| Roof          | Asphalt                 |
| Heating       | Forced Air              |
| Cooling       | None                    |
| Fireplace     | Yes                     |
| Garage        | Garage, Detached        |
| Pool          | No                      |

Porch · 114 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN |
|--------------|-----------|---------------------|-----------|--------|------|
| Oct 28, 2019 | Resale    | Warranty Deed       | \$223,000 | \$138  |      |
| Feb 16, 2015 | Resale    | Warranty Deed       | \$103,000 | \$64   |      |
| Feb 26, 2013 | Quitclaim | Quit Claim Transfer |           |        |      |

## 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <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> |
|-----------|-----------------------|