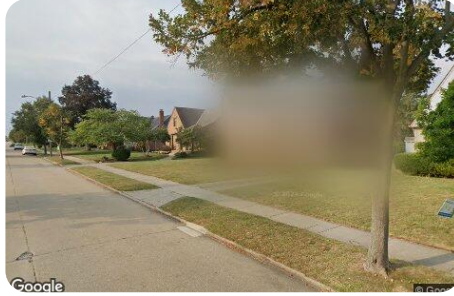


Single Family Residence **RESIDENTIAL**

2756 FORESTVIEW AVE

ROCKY RIVER, OH 44116

\$396,280 TopHap Estimate · \$229 / ft² · confidence 86 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,729 ft²

LIVING AREA

0.18 ac

LOT SIZE

1954

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$396K

\$341K low

\$452K high

Last Sale

\$283,000 · Jul 7, 2021

Est. Owner Equity

\$62,430

Loan-to-Value

84%

TAX & ASSESSMENT

Property Tax	\$5,476 (2024)
Assessed Value	\$99,060
Previous Assessed	\$82,360
Assessor Market Value	\$283,000

PROPERTY FACTS

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

Porch · 96 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 6, 2021	Resale	Deed	\$283,000	\$164	\$269K

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	0.8 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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