

Single Family Residence **RESIDENTIAL**

2813 FORESTVIEW AVE

ROCKY RIVER, OH 44116

\$306,250 TopHap Estimate · \$241 / ft² · confidence 86 · as of Jun 23, 2026



3

BEDS

1

BATHS

1,271 ft²

LIVING AREA

0.18 ac

LOT SIZE

1955

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$306K

\$263K low

\$349K high

Last Sale

\$225,000 · Aug 25, 2022

Est. Owner Equity

\$53,450

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$6,062 (2024)
Assessed Value	\$109,660
Previous Assessed	\$86,170
Assessor Market Value	\$313,300

PROPERTY FACTS

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 23, 2022	Resale	Fiduciary Deed	\$225,000	\$177	\$180K
Apr 4, 2021	Financing	Intrafamily Transfer			
Jun 25, 2014	Resale	Warranty Deed	\$168,500	\$133	\$126K

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	Owner occupied
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