

Single Family Residence

RESIDENTIAL

2865 FORESTVIEW AVE

ROCKY RIVER, OH 44116

\$362,698 TopHap Estimate · \$284 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,276 ft²

LIVING AREA

0.18 ac

LOT SIZE

1955

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$363K

\$327K low

\$399K high

Est. Owner Equity

\$292,698

Loan-to-Value

19%

TAX & ASSESSMENT

Property Tax	\$5,357 (2024)
Assessed Value	\$96,920
Previous Assessed	\$68,360
Assessor Market Value	\$276,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cuyahoga
Lot (acres)	0.18
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Garage	Garage, Detached

Porch · 168 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 11, 2022	Financing	Intrafamily Transfer			
Jul 11, 2022	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Goldwood Primary Elementary School	Elementary	KG–2	0.5 mi
Rocky River High School	High	9–12	0.7 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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