

Single Family Residence **RESIDENTIAL**

2686 W ASPLIN DR

ROCKY RIVER, OH 44116

\$422,948 TopHap Estimate · \$189 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,242 ft²

LIVING AREA

0.25 ac

LOT SIZE

1957

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$423K

\$382K low

\$464K high

Last Sale

\$295,000 · Aug 30, 2019

Est. Owner Equity

\$25,448

Loan-to-Value

95%

TAX & ASSESSMENT

Property Tax	\$7,149 (2024)
Assessed Value	\$129,330
Previous Assessed	\$103,260
Assessor Market Value	\$369,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cuyahoga
Lot (acres)	0.25
Foundation	Mat/Raft Foundation (Slab)
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 180 ft²

Patio · 414 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 24, 2019	Resale	Grant Deed	\$295,000	\$132	\$280K
Jul 12, 2019	Financing	Trustees Deed			\$220K
Nov 11, 2016	Quitclaim	Quit Claim Transfer			
Jul 31, 2013	Resale	Grant Deed	\$245,000	\$109	\$205K
Jun 18, 2009	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	1.3 mi
Rocky River Middle School	Middle	6–8	1.7 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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