

Single Family Residence **RESIDENTIAL**

2686 E ASPLIN DR

ROCKY RIVER, OH 44116

\$264,647 TopHap Estimate · \$225 / ft² · confidence 86 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,178 ft²

LIVING AREA

0.25 ac

LOT SIZE

1957

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$265K

\$226K low

\$303K high

Last Sale

\$150,000 · Aug 2, 2016

Est. Owner Equity

\$129,647

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$5,425 (2024)
Assessed Value	\$98,150
Previous Assessed	\$73,680
Assessor Market Value	\$280,400

PROPERTY FACTS

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 2, 2020	Non-arms-length	Warranty Deed	\$158,000	\$134	
Aug 1, 2016	Resale	Warranty Deed	\$150,000	\$127	\$135K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Goldwood Primary Elementary School	Elementary	KG–2	0.5 mi
Rocky River High School	High	9–12	1.2 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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