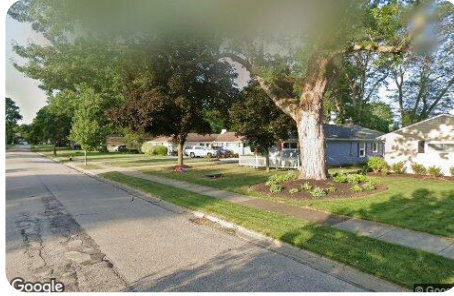
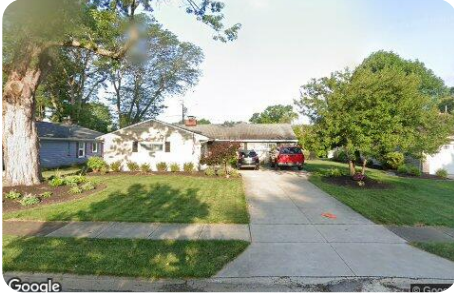


Single Family Residence **RESIDENTIAL**

2696 W ASPLIN DR

ROCKY RIVER, OH 44116

\$419,494 TopHap Estimate · \$204 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,055 ft²

LIVING AREA

0.23 ac

LOT SIZE

1957

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$419K

\$377K low

\$462K high

Last Sale

\$268,000 · May 25, 2018

Est. Owner Equity

\$166,094

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$7,153 (2024)
Assessed Value	\$129,400
Previous Assessed	\$97,760
Assessor Market Value	\$369,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cuyahoga
Lot (acres)	0.23
Foundation	Mat/Raft Foundation (Slab)
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Patio · 308 ft²

Porch · 220 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 10, 2018	Resale	Grant Deed	\$288,000	\$140	\$178K
Oct 29, 2015	Resale	Warranty Deed	\$216,000	\$105	\$100K
Feb 23, 2013	Non-arms-length	Warranty Deed	\$3,000	\$1	
Sep 16, 2010	Recorded document	Affidavit Of Death			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Goldwood Primary Elementary School	Elementary	KG–2	0.5 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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