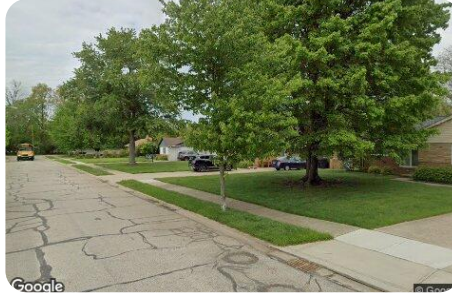


Single Family Residence **RESIDENTIAL**

2697 E ASPLIN DR

ROCKY RIVER, OH 44116

\$401,914 TopHap Estimate · \$332 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,211 ft²

LIVING AREA

0.28 ac

LOT SIZE

1957

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$402K

\$362K low

\$442K high

Last Sale

\$296,000 · Apr 6, 2022

Est. Owner Equity

\$179,914

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$5,832 (2025)
Assessed Value	\$103,600
Assessor Market Value	\$296,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	CUYAHOGA
Lot (acres)	0.28
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 180 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 29, 2022	Resale	Warranty Deed	\$296,000	\$244	\$222K
Aug 31, 2017	Resale	Grant Deed	\$163,000	\$135	\$130K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Goldwood Primary Elementary School	Elementary	KG–2	0.4 mi
Rocky River High School	High	9–12	1.2 mi
Rocky River Middle School	Middle	6–8	1.6 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	Absentee owner
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