

Single Family Residence **RESIDENTIAL**

2735 W ASPLIN DR

ROCKY RIVER, OH 44116

\$427,723 TopHap Estimate · \$308 / ft² · confidence 86 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,390 ft²

LIVING AREA

0.29 ac

LOT SIZE

1958

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$428K

\$369K low

\$486K high

Last Sale

\$414,000 · Sep 9, 2025

Est. Owner Equity

\$75,823

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$5,209 (2025)
Assessed Value	\$94,535
Assessor Market Value	\$270,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	CUYAHOGA
Lot (acres)	0.29
Foundation	No Foundation
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Garage, Attached
Pool	No

Porch · 140 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 4, 2025	Resale	Warranty Deed	\$414,000	\$298	\$352K
Nov 14, 2024	Resale	Warranty Deed	\$270,000	\$194	

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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