

Single Family Residence **RESIDENTIAL**

2776 W ASPLIN DR

ROCKY RIVER, OH 44116

\$454,995 TopHap Estimate · \$212 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,142 ft²

LIVING AREA

0.28 ac

LOT SIZE

1964

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$455K

\$410K low

\$500K high

Last Sale

\$370,000 · Dec 7, 2021

Est. Owner Equity

\$111,080

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$7,159 (2024)
Assessed Value	\$129,510
Previous Assessed	\$107,660
Assessor Market Value	\$370,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Cuyahoga
Lot (acres)	0.28
Roof	Asphalt
Heating	Hot Water
Cooling	None
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 300 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 2, 2021	Resale	Fiduciary Deed	\$370,000	\$173	\$344K
May 19, 2020	Financing	Intrafamily Transfer			

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	1.8 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
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------