

Single Family Residence **RESIDENTIAL**

2656 W ASPLIN DR

ROCKY RIVER, OH 44116

\$425,690 TopHap Estimate · \$243 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,749 ft²

LIVING AREA

0.22 ac

LOT SIZE

1960

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$426K

\$388K low

\$463K high

Last Sale

\$340,000 · Aug 9, 2022

Est. Owner Equity

\$136,690

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$6,578 (2024)
Assessed Value	\$119,010
Previous Assessed	\$80,090
Assessor Market Value	\$340,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	Cuyahoga
Lot (acres)	0.22
Roof	Asphalt
Heating	Forced Air
Cooling	None
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 108 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 2, 2022	Resale	Survivorship Deed	\$340,000	\$194	\$289K
Jun 17, 2013	Resale	Warranty Deed	\$196,500	\$112	\$187K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Goldwood Primary Elementary School	Elementary	KG–2	0.6 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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