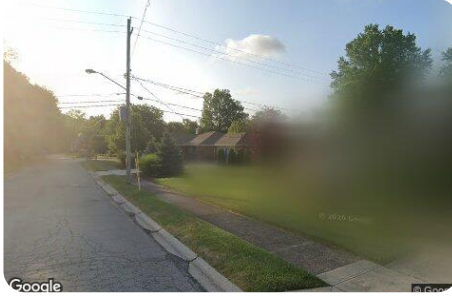


Single Family Residence **RESIDENTIAL**

2659 W ASPLIN DR

ROCKY RIVER, OH 44116

\$348,871 TopHap Estimate · \$219 / ft² · confidence 73 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,596 ft²

LIVING AREA

0.22 ac

LOT SIZE

1957

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$349K

\$255K low

\$443K high

Last Sale

\$340,000 · Nov 17, 2025

Est. Owner Equity

\$93,871

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$5,274 (2024)
Assessed Value	\$95,410
Previous Assessed	\$95,410
Assessor Market Value	\$272,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cuyahoga
Lot (acres)	0.22
Foundation	Mat/Raft Foundation (Slab)
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 14, 2025	Resale	Fiduciary Deed	\$340,000	\$213	\$255K
Sep 13, 2023	Quitclaim	Quit Claim Transfer			
Jul 7, 2004	Quitclaim	Quit Claim Transfer	\$130,000	\$81	

ASSIGNED SCHOOLS

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