

Single Family Residence **RESIDENTIAL**

345 FALMOUTH DR

ROCKY RIVER, OH 44116

\$947,561 TopHap Estimate · \$311 / ft² · confidence 84 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,049 ft²

LIVING AREA

0.37 ac

LOT SIZE

1938

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$948K

\$793K low

\$1.1M high

Last Sale

\$650,000 · Jul 2, 2019

Est. Owner Equity

\$437,161

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$18,290 (2024)
Assessed Value	\$330,890
Previous Assessed	\$243,390
Assessor Market Value	\$945,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	Cuyahoga
Lot (acres)	0.37
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 668 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 1, 2019	Resale	Warranty Deed	\$650,000	\$213	\$520K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River Middle School	Middle	6–8	0.6 mi
Rocky River High School	High	9–12	0.8 mi
Goldwood Primary Elementary School	Elementary	KG–2	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
-----------	----------------