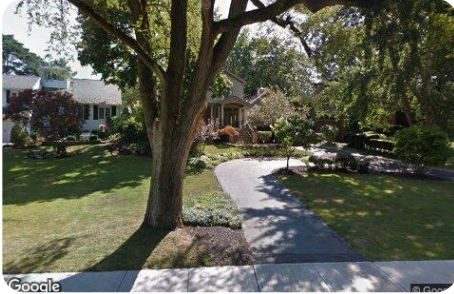


Single Family Residence **RESIDENTIAL**

315 FALMOUTH DR

ROCKY RIVER, OH 44116

\$1,288,725 TopHap Estimate · \$422 / ft² · confidence 70 · as of Jul 14, 2026



4

BEDS

4

BATHS

3,053 ft²

LIVING AREA

0.31 ac

LOT SIZE

1938

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$1.3M

\$908K low

\$1.7M high

Last Sale

\$740,000 · Jul 15, 2015

Est. Owner Equity

\$881,175

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax	\$21,345 (2024)
Assessed Value	\$386,160
Previous Assessed	\$316,760
Assessor Market Value	\$1,103,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Cuyahoga
Lot (acres)	0.31
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 196 ft²

Porch · 244 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 13, 2015	Resale	Warranty Deed	\$740,000	\$242	\$375K
Jun 19, 2012	Resale	Warranty Deed	\$685,000	\$224	\$411K
Jun 18, 2001	Financing	Trustees Deed			\$542K
Aug 20, 1997	Resale	Grant Deed	\$400,000	\$131	\$270K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River Middle School	Middle	6–8	0.7 mi
Rocky River High School	High	9–12	0.9 mi
Goldwood Primary Elementary School	Elementary	KG–2	1.9 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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