

Single Family Residence **RESIDENTIAL**

2649 FORESTVIEW AVE

ROCKY RIVER, OH 44116

\$314,334 TopHap Estimate · \$255 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,232 ft²

LIVING AREA

0.18 ac

LOT SIZE

1955

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$314K

\$285K low

\$344K high

Last Sale

\$230,000 · Jul 28, 2022

Est. Owner Equity

\$107,334

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$4,067 (2025)
Assessed Value	\$83,965
Assessor Market Value	\$239,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	CUYAHOGA
Lot (acres)	0.18
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Garage, Detached
Pool	No

Deck · 24 ft²

Porch · 300 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 15, 2022	Resale	Fiduciary Deed	\$230,000	\$187	\$207K
Dec 31, 2018	Recorded document	Affidavit Of Death			
Apr 19, 2005	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River High School	High	9–12	0.5 mi
Goldwood Primary Elementary School	Elementary	KG–2	0.7 mi
Rocky River Middle School	Middle	6–8	0.7 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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