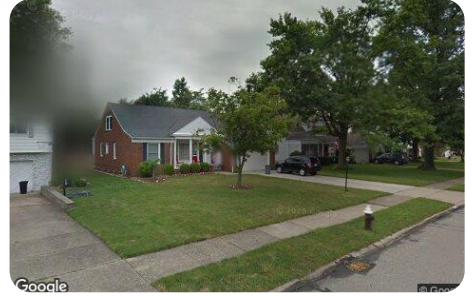


Single Family Residence **RESIDENTIAL**

2780 GIBSON DR

ROCKY RIVER, OH 44116

\$500,737 TopHap Estimate · \$238 / ft² · confidence 84 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,102 ft²

LIVING AREA

0.23 ac

LOT SIZE

1960

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$501K

\$423K low

\$579K high

Last Sale

\$329,900 · Apr 5, 2021

Est. Owner Equity

\$236,817

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$6,669 (2025)
Assessed Value	\$115,465
Assessor Market Value	\$329,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	CUYAHOGA
Lot (acres)	0.23
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 520 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 1, 2021	Resale	Warranty Deed	\$329,900	\$157	\$264K
Apr 16, 2008	Resale	Warranty Deed	\$225,000	\$107	\$214K
Jul 26, 2007	Non-arms-length	Warranty Deed	\$250,000	\$119	\$214K
Sep 1, 2004	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Goldwood Primary Elementary School	Elementary	KG–2	0.7 mi
Rocky River High School	High	9–12	1.4 mi
Rocky River Middle School	Middle	6–8	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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