

Single Family Residence **RESIDENTIAL**

2770 GIBSON DR

ROCKY RIVER, OH 44116

\$447,749 TopHap Estimate · \$220 / ft² · confidence 87 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,035 ft²

LIVING AREA

0.23 ac

LOT SIZE

1960

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$448K

\$390K low

\$506K high

Last Sale

\$200,000 · Aug 14, 2009

Est. Owner Equity

\$280,756

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax	\$7,829 (2024)
Assessed Value	\$138,640
Previous Assessed	\$102,420
Assessor Market Value	\$396,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	Cuyahoga
Lot (acres)	0.23
Roof	Asphalt
Heating	Forced Air
Cooling	None
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 400 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 12, 2009	Resale	Grant Deed	\$200,000	\$98	\$160K

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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