

Single Family Residence **RESIDENTIAL**

2796 E ASPLIN DR

ROCKY RIVER, OH 44116

\$297,620 TopHap Estimate · \$119 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,496 ft²

LIVING AREA

0.28 ac

LOT SIZE

1960

YEAR BUILT

2

STORIES

7

ROOMS

3

PARKING

VALUATION

\$298K

\$268K low

\$327K high

Last Sale

\$160,000 · Sep 25, 2019

Est. Owner Equity

\$139,120

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$7,903 (2024)
Assessed Value	\$142,980
Previous Assessed	\$94,220
Assessor Market Value	\$408,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	Cuyahoga
Lot (acres)	0.28
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 15, 2024	Financing	Transfer On Death Deed			
Sep 24, 2019	Resale	Warranty Deed	\$160,000	\$64	\$120K
Jul 31, 2017	Resale	Warranty Deed	\$140,000	\$56	\$127K
Oct 8, 2008	Resale	Warranty Deed	\$115,000	\$46	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Goldwood Primary Elementary School	Elementary	KG–2	0.5 mi
Rocky River High School	High	9–12	1.3 mi
Rocky River Middle School	Middle	6–8	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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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