

Single Family Residence

RESIDENTIAL

2684 FORESTVIEW AVE

ROCKY RIVER, OH 44116

\$418,914 TopHap Estimate · \$202 / ft² · confidence 87 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,070 ft²

LIVING AREA

0.18 ac

LOT SIZE

1954

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$419K

\$364K low

\$473K high

Last Sale

\$242,500 · Mar 23, 2017

Est. Owner Equity

\$276,414

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$7,423 (2024)
Assessed Value	\$134,300
Previous Assessed	\$110,780
Assessor Market Value	\$383,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	Cuyahoga
Lot (acres)	0.18
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Garage	Garage, Detached
Pool	No

Deck · 36 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 13, 2017	Resale	Warranty Deed	\$242,500	\$117	\$143K
Dec 11, 2013	Resale	Warranty Deed	\$195,000	\$94	\$179K
Jul 1, 2011	Resale	Warranty Deed	\$187,500	\$91	
May 14, 2008	Resale	Warranty Deed	\$182,000	\$88	\$146K
Aug 22, 2001	Resale	Grant Deed	\$195,000	\$94	\$166K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River High School	High	9–12	0.5 mi
Goldwood Primary Elementary School	Elementary	KG–2	0.6 mi
Rocky River Middle School	Middle	6–8	0.8 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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