

Single Family Residence **RESIDENTIAL**

2774 E ASPLIN DR

ROCKY RIVER, OH 44116

\$415,445 TopHap Estimate · \$174 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,392 ft²

LIVING AREA

0.3 ac

LOT SIZE

1960

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$415K

\$366K low

\$465K high

Last Sale

\$214,000 · Mar 12, 2014

Est. Owner Equity

\$236,445

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$6,994 (2024)
Assessed Value	\$126,530
Previous Assessed	\$105,390
Assessor Market Value	\$361,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Cuyahoga
Lot (acres)	0.30
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 156 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 25, 2017	Quitclaim	Quit Claim Transfer			
Mar 10, 2014	Resale	Warranty Deed	\$214,000	\$89	\$179K
Oct 28, 2009	Quitclaim	Quit Claim Transfer			
Jul 13, 2004	Resale	Warranty Deed	\$212,000	\$89	\$170K

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
--------------------------------------	---	---	--	-------------------------------------	------------------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------