

Single Family Residence **RESIDENTIAL**

2754 E ASPLIN DR

ROCKY RIVER, OH 44116

\$415,101 TopHap Estimate · \$238 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,746 ft²

LIVING AREA

0.27 ac

LOT SIZE

1959

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$415K

\$370K low

\$460K high

Last Sale

\$247,000 · Jun 28, 2016

Est. Owner Equity

\$247,101

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$6,961 (2024)
Assessed Value	\$125,930
Previous Assessed	\$96,880
Assessor Market Value	\$359,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	Cuyahoga
Lot (acres)	0.27
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 162 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 27, 2016	Resale	Warranty Deed	\$247,000	\$141	\$235K
Feb 17, 2005	Quitclaim	Quit Claim Transfer			

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	1.7 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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