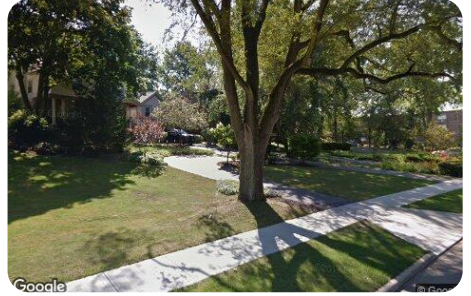
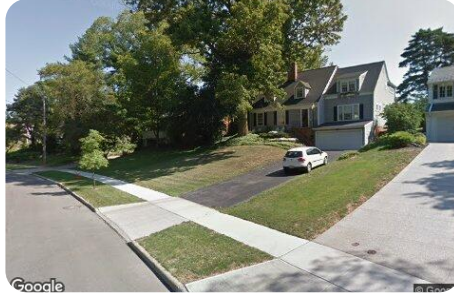


Single Family Residence **RESIDENTIAL**

295 FALMOUTH DR

ROCKY RIVER, OH 44116

\$883,000 TopHap Estimate · \$309 / ft² · confidence 79 · as of Jul 14, 2026



3

BEDS

4

BATHS

2,857 ft²

LIVING AREA

0.3 ac

LOT SIZE

1955

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$883K

\$694K low

\$1.1M high

Last Sale

\$400,000 · Jun 30, 2006

Est. Owner Equity

\$883,000

TAX & ASSESSMENT

Property Tax	\$22,204 (2024)
Assessed Value	\$401,700
Previous Assessed	\$304,610
Assessor Market Value	\$1,147,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Cuyahoga
Lot (acres)	0.30
Roof	Slate
Heating	Hot Water
Cooling	Central
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Patio · 676 ft²

Porch · 21 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 29, 2006	Resale	Warranty Deed	\$400,000	\$140	
Mar 25, 1998	Resale	Grant Deed	\$292,500	\$102	\$227K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River Middle School	Middle	6–8	0.7 mi
Rocky River High School	High	9–12	0.9 mi
Goldwood Primary Elementary School	Elementary	KG–2	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
--------------------------------------	---	---	--	-------------------------------------	------------------------------------

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

| OWNERSHIP

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