

Single Family Residence **RESIDENTIAL**

2831 GIBSON DR

ROCKY RIVER, OH 44116

\$389,121 TopHap Estimate · \$190 / ft² · confidence 84 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,052 ft²

LIVING AREA

0.23 ac

LOT SIZE

1959

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$389K

\$328K low

\$451K high

Last Sale

\$370,000 · Apr 5, 2025

Est. Owner Equity

\$56,121

Loan-to-Value

86%

TAX & ASSESSMENT

Property Tax	\$6,373 (2025)
Assessed Value	\$125,825
Assessor Market Value	\$359,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	CUYAHOGA
Lot (acres)	0.23
Roof	Asphalt
Heating	Steam
Cooling	None
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 3, 2025	Resale	Warranty Deed	\$370,000	\$180	\$333K
Apr 23, 2004	Resale	Grant Deed	\$240,000	\$117	\$125K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Goldwood Primary Elementary School	Elementary	KG–2	0.7 mi
Rocky River High School	High	9–12	1.5 mi
Rocky River Middle School	Middle	6–8	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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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