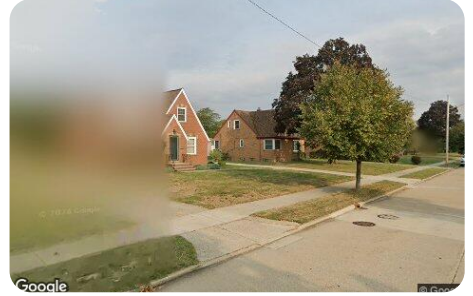


Single Family Residence **RESIDENTIAL**

2852 FORESTVIEW AVE

ROCKY RIVER, OH 44116

\$412,265 TopHap Estimate · \$238 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,729 ft²

LIVING AREA

0.18 ac

LOT SIZE

1953

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$412K

\$373K low

\$452K high

Last Sale

\$279,900 · Apr 22, 2020

Est. Owner Equity

\$350,390

Loan-to-Value

15%

TAX & ASSESSMENT

Property Tax	\$6,288 (2024)
Assessed Value	\$113,750
Previous Assessed	\$93,240
Assessor Market Value	\$325,000

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 · 312 ft²

Porch · 120 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 20, 2020	Resale	Warranty Deed	\$279,900	\$162	
May 18, 2004	Resale	Grant Deed	\$163,500	\$95	\$147K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Goldwood Primary Elementary School	Elementary	KG–2	0.5 mi
Rocky River High School	High	9–12	0.7 mi
Rocky River Middle School	Middle	6–8	0.9 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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