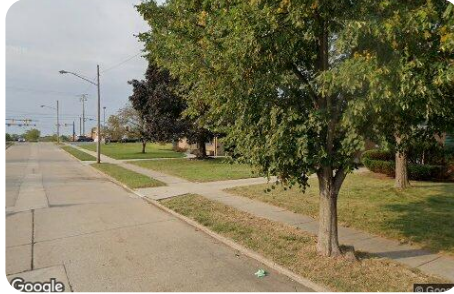


Single Family Residence **RESIDENTIAL**

# 2876 FORESTVIEW AVE

ROCKY RIVER, OH 44116

**\$363,101** TopHap Estimate · \$235 / ft² · confidence 90 · as of Jul 14, 2026



**2**  
BEDS

**2**  
BATHS

**1,545 ft²**  
LIVING AREA

**0.18 ac**  
LOT SIZE

**1955**  
YEAR BUILT

**2**  
STORIES

**5**  
ROOMS

**1**  
PARKING

## VALUATION

**\$363K**

\$328K low

\$398K high

Last Sale

**\$173,000 · Sep 27, 2005**

Est. Owner Equity

**\$173,101**

Loan-to-Value

**52%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,175 (2024) |
| Assessed Value        | \$93,630       |
| Previous Assessed     | \$83,800       |
| Assessor Market Value | \$267,500      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Cape Cod                |
| County        | Cuyahoga                |
| Lot (acres)   | 0.18                    |
| Roof          | Asphalt                 |
| Heating       | Forced Air              |
| Cooling       | None                    |
| Garage        | Garage, Attached        |

Porch · 330 ft²

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Sep 27, 2005 | Resale | Warranty Deed | \$173,000 | \$112  | \$100K |
| Dec 3, 2002  | Resale | Grant Deed    | \$146,500 | \$95   |        |

## 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    | 1.0 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

|                                      |                                         |                                         |                                            |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>52</div> <div>CRIME INDEX</div> | <div>105</div> <div>AIR POLLUTION</div> | <div>22,175</div> <div>POPULATION</div> | <div>\$96K</div> <div>MEDIAN IN-COME</div> | <div>50°F</div> <div>AVG TEMP</div> | <div>49%</div> <div>SUNSHINE</div> |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

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