

Duplex (2 Units, Any Combination)

RESIDENTIAL

2289 WESTMOOR RD

ROCKY RIVER, OH 44116



4

BEDS

3

BATHS

2,816 ft²

LIVING AREA

0.18 ac

LOT SIZE

1956

YEAR BUILT

2

STORIES

11

ROOMS

2

PARKING

VALUATION

Last Sale

\$221,000 · Nov 16, 2004

TAX & ASSESSMENT

Property Tax	\$6,720 (2024)
Assessed Value	\$119,000
Previous Assessed	\$98,140
Assessor Market Value	\$340,000

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Colonial
County	Cuyahoga
Lot (acres)	0.18
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 15, 2004	Resale	Warranty Deed	\$221,000	\$78	\$166K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River Middle School	Middle	6–8	0.4 mi
Rocky River High School	High	9–12	0.4 mi
Goldwood Primary Elementary School	Elementary	KG–2	1.1 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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