

Single Family Residence **RESIDENTIAL**

## 2731 JAMESTON DR

ROCKY RIVER, OH 44116

**\$353,275** TopHap Estimate · \$278 / ft<sup>2</sup> · confidence 85 · as of Jul 14, 2026



**3**

BEDS

**1**

BATHS

**1,270 ft<sup>2</sup>**

LIVING AREA

**0.19 ac**

LOT SIZE

**1956**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

**2**

PARKING

### VALUATION

**\$353K**

\$301K low

\$405K high

Last Sale

**\$330,000 · Apr 2, 2025**

Est. Owner Equity

**\$353,275**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,657 (2024) |
| Assessed Value        | \$94,050       |
| Previous Assessed     | \$94,050       |
| Assessor Market Value | \$268,700      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | Cuyahoga                |
| Lot (acres)   | 0.19                    |
| Roof          | Asphalt                 |
| Heating       | Forced Air              |
| Cooling       | None                    |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |

Porch · 120 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-----------|--------|--------|
| Apr 1, 2025  | Resale    | Fiduciary Deed       | \$330,000 | \$260  |        |
| Jul 11, 2024 | Financing | Intrafamily Transfer |           |        |        |
| Jul 31, 2013 | Resale    | Warranty Deed        | \$157,900 | \$124  |        |
| Sep 28, 2004 | Resale    | Warranty Deed        | \$176,000 | \$139  | \$127K |
| Jul 1, 1999  | Resale    | Grant Deed           | \$148,000 | \$117  | \$111K |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| Rocky River Middle School          | Middle     | 6–8    | 0.6 mi   |
| Rocky River High School            | High       | 9–12   | 0.7 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

|                                      |                                         |                                         |                                            |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <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 |
|-----------|----------------|