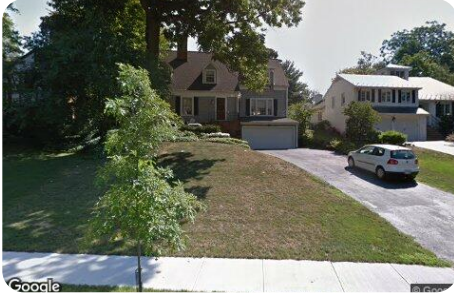


Single Family Residence **RESIDENTIAL**

275 FALMOUTH DR

ROCKY RIVER, OH 44116

\$1,216,653 TopHap Estimate · \$494 / ft² · confidence 82 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,463 ft²

LIVING AREA

0.27 ac

LOT SIZE

1951

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$1.2M

\$995K low

\$1.4M high

Last Sale

\$1,100,000 · May 5, 2022

Est. Owner Equity

\$356,653

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$21,282 (2024)
Assessed Value	\$385,010
Previous Assessed	\$207,620
Assessor Market Value	\$1,100,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	Cuyahoga
Lot (acres)	0.27
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Deck · 40 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 2, 2022	Resale	Fiduciary Deed	\$1,100,000	\$447	\$860K
Dec 3, 2010	Quitclaim	Quit Claim Transfer			
Sep 29, 2003	Resale	Grant Deed	\$435,050	\$177	\$288K

ASSIGNED SCHOOLS

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