

Single Family Residence

RESIDENTIAL

2801 WILDFLOWER DR

ROCKY RIVER, OH 44116

\$376,162 TopHap Estimate · \$301 / ft² · confidence 88 · as of Jul 14, 2026



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2

BEDS

1

BATHS

1,251 ft²

LIVING AREA

0.25 ac

LOT SIZE

1957

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$376K

\$332K low

\$420K high

Last Sale

\$60,000 · Dec 3, 2013

Est. Owner Equity

\$226,162

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$5,177 (2024)
Assessed Value	\$103,460
Previous Assessed	\$84,290
Assessor Market Value	\$295,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cuyahoga
Lot (acres)	0.25
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Porch · 112 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 12, 2022	Financing	Transfer On Death Deed			
Oct 21, 2020	Recorded document	Affidavit Of Death			
Nov 27, 2013	Resale	Warranty Deed	\$60,000	\$48	\$125K
May 6, 2003	Resale	Grant Deed	\$168,500	\$135	\$135K
Jan 2, 2002	Resale	Grant Deed	\$44,900	\$36	
Dec 31, 2001	Resale	Grant Deed	\$97,400	\$78	
Dec 31, 2001	Non-arms-length	Grant Deed	\$97,400	\$78	
Dec 31, 2001	Non-arms-length	Grant Deed	\$97,400	\$78	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Goldwood Primary Elementary School	Elementary	KG–2	0.4 mi
Rocky River High School	High	9–12	0.6 mi
Rocky River Middle School	Middle	6–8	1.0 mi

District: Rocky River City School District



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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

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

OWNERSHIP

Occupancy

Owner occupied