

Single Family Residence **RESIDENTIAL**

2853 FORESTVIEW AVE

ROCKY RIVER, OH 44116

\$391,851 TopHap Estimate · \$247 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,586 ft²

LIVING AREA

0.18 ac

LOT SIZE

1955

YEAR BUILT

2

STORIES

7

ROOMS

1

PARKING

VALUATION

\$392K

\$356K low

\$428K high

Last Sale

\$322,000 · Nov 21, 2022

Est. Owner Equity

\$111,851

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$6,230 (2024)
Assessed Value	\$112,710
Previous Assessed	\$99,020
Assessor Market Value	\$322,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	Cuyahoga
Lot (acres)	0.18
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached
Pool	No

Shed · 100 ft²

Porch · 138 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 18, 2022	Resale	Warranty Deed	\$322,000	\$203	\$290K
Feb 20, 2018	Resale	Warranty Deed	\$235,000	\$148	\$223K
Nov 6, 2014	Resale	Grant Deed	\$203,000	\$128	\$210K
Jul 1, 2003	Resale	Grant Deed	\$175,000	\$110	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Goldwood Primary Elementary School	Elementary	KG–2	0.6 mi
Rocky River High School	High	9–12	0.7 mi
Rocky River Middle School	Middle	6–8	0.9 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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