

Single Family Residence **RESIDENTIAL**

## 2591 STRUHAR DR

ROCKY RIVER, OH 44116

**\$298,432** TopHap Estimate · \$240 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,244 ft<sup>2</sup>**

LIVING AREA

**0.25 ac**

LOT SIZE

**1955**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

**2**

PARKING

### VALUATION

**\$298K**

\$271K low

\$326K high

Last Sale

**\$157,000 · Jul 8, 2014**

Est. Owner Equity

**\$21,932**

Loan-to-Value

**92%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,286 (2024) |
| Assessed Value        | \$111,310      |
| Previous Assessed     | \$86,110       |
| Assessor Market Value | \$318,000      |

## PROPERTY FACTS

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

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------------|---------------|-----------|--------------------|--------|
| Jul 1, 2014  | Resale          | Warranty Deed | \$157,000 | \$126              | \$149K |
| Oct 10, 2003 | Resale          | Grant Deed    | \$218,000 | \$175              | \$164K |
| Mar 22, 2002 | Non-arms-length | Grant Deed    | \$157,000 | \$126              | \$126K |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| Rocky River Middle School          | Middle     | 6–8    | 0.6 mi   |
| Rocky River High School            | High       | 9–12   | 0.8 mi   |
| Goldwood Primary Elementary School | Elementary | KG–2   | 1.2 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>52</b><br>CRIME INDEX | <b>105</b><br>AIR POLLUTION | <b>22,175</b><br>POPULATION | <b>\$96K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>49%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|