

Condominium

**RESIDENTIAL**

# 2885 PEASE DR APT 325

ROCKY RIVER, OH 44116

**\$159,321** TopHap Estimate · \$181 / ft<sup>2</sup> · confidence 83 · as of Jul 14, 2026



**2**

BEDS

**2**

BATHS

**882 ft<sup>2</sup>**

LIVING AREA

**1964**

YEAR BUILT

**1**

STORIES

**4**

ROOMS

**1**

PARKING

## VALUATION

**\$159K**

\$132K low

\$187K high

Last Sale

**\$143,000 · Dec 5, 2024**

Est. Owner Equity

**\$20,611**

Loan-to-Value

**88%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,623 (2024) |
| Assessed Value        | \$29,370       |
| Previous Assessed     | \$18,870       |
| Assessor Market Value | \$83,900       |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Condominium                |
| County        | Cuyahoga                   |
| Foundation    | Mat/Raft Foundation (Slab) |
| Heating       | Forced Air                 |
| Cooling       | Central                    |
| Fireplace     | Yes                        |
| Garage        | Garage, Detached           |
| Pool          | Yes                        |

## CLIMATE RISK

|            |               |            |             |               |
|------------|---------------|------------|-------------|---------------|
| 1<br>FLOOD | 1<br>WILDFIRE | 68<br>HEAT | 63<br>STORM | 30<br>DROUGHT |
|------------|---------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|---------------|-----------|--------------------|--------|
| Dec 4, 2024  | Resale | Warranty Deed | \$143,000 | \$162              | \$139K |
| Jul 10, 2013 | Resale | Grant Deed    | \$37,000  | \$42               |        |
| Nov 29, 2002 | Resale | Grant Deed    | \$78,000  | \$88               | \$16K  |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| Goldwood Primary Elementary School | Elementary | KG–2   | 0.1 mi   |
| Rocky River High School            | High       | 9–12   | 0.9 mi   |
| Rocky River Middle School          | Middle     | 6–8    | 1.3 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> |
|-----------|-----------------------|