

Single Family Residence **RESIDENTIAL**

## 2530 JAMESTON DR

ROCKY RIVER, OH 44116

**\$349,993** TopHap Estimate · \$245 / ft<sup>2</sup> · confidence 85 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,431 ft<sup>2</sup>**

LIVING AREA

**0.26 ac**

LOT SIZE

**1953**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

**2**

PARKING

### VALUATION

**\$350K**

**\$298K low**

**\$402K high**

Last Sale

**\$315,000 · Jun 3, 2024**

Est. Owner Equity

**\$74,593**

Loan-to-Value

**79%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,332 (2024) |
| Assessed Value        | \$106,270      |
| Previous Assessed     | \$85,690       |
| Assessor Market Value | \$303,600      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| Style         | Ranch                      |
| County        | Cuyahoga                   |
| Lot (acres)   | 0.26                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Asphalt                    |
| Heating       | Forced Air                 |
| Cooling       | Central                    |
| Fireplace     | Yes                        |
| Garage        | Garage, Attached           |
| Pool          | No                         |

Porch · 155 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                   | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|------------------------|-----------|--------|--------|
| May 30, 2024 | Resale    | Warranty Deed          | \$315,000 | \$220  | \$275K |
| Oct 20, 2020 | Financing | Transfer On Death Deed |           |        |        |
| Aug 11, 2000 | Resale    | Grant Deed             | \$155,000 | \$108  | \$124K |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| Rocky River Middle School          | Middle     | 6–8    | 0.5 mi   |
| Rocky River High School            | High       | 9–12   | 0.7 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

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

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

|
 OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|