

Single Family Residence **RESIDENTIAL**

2767 TONAWANDA DR

ROCKY RIVER, OH 44116

\$413,210 TopHap Estimate · \$185 / ft² · confidence 84 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,233 ft²

LIVING AREA

0.31 ac

LOT SIZE

1957

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$413K

\$349K low

\$477K high

Last Sale

\$380,000 · Jul 18, 2024

Est. Owner Equity

\$52,210

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax	\$7,236 (2024)
Assessed Value	\$140,700
Previous Assessed	\$118,620
Assessor Market Value	\$402,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	Cuyahoga
Lot (acres)	0.31
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 225 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 17, 2024	Resale	Fiduciary Deed	\$380,000	\$170	\$361K
Jan 12, 2024	Financing	Affidavit Of Death Of Joint Tenant			
Oct 16, 2001	Resale	Grant Deed	\$240,000	\$107	\$204K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Goldwood Primary Elementary School	Elementary	KG–2	0.6 mi
Rocky River High School	High	9–12	1.4 mi
Rocky River Middle School	Middle	6–8	1.8 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

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
-----------	-----------------------