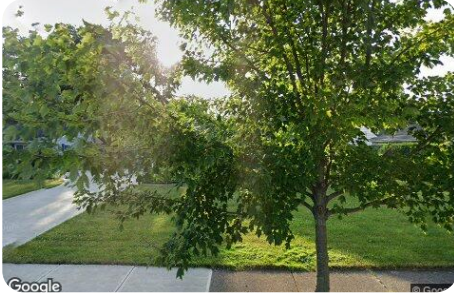


Single Family Residence **RESIDENTIAL**

2695 W ASPLIN DR

ROCKY RIVER, OH 44116

\$361,925 TopHap Estimate · \$230 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,576 ft²

LIVING AREA

0.25 ac

LOT SIZE

1957

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$362K

\$322K low

\$402K high

Est. Owner Equity

\$361,925

TAX & ASSESSMENT

Property Tax	\$4,914 (2024)
Assessed Value	\$98,700
Previous Assessed	\$98,700
Assessor Market Value	\$282,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cuyahoga
Lot (acres)	0.25
Foundation	Mat/Raft Foundation (Slab)
Roof	Asphalt
Heating	Forced Air
Cooling	None
Fireplace	Yes
Garage	Garage, Attached

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 13, 2025	Financing	Transfer On Death Deed			
Jan 1, 2019	Recorded document	Affidavit Of Death			
Nov 16, 2007	Resale	Grant Deed	\$174,900	\$111	
Oct 17, 2005	Resale	Warranty Deed	\$173,000	\$110	\$138K
Mar 30, 2000	Resale	Grant Deed	\$135,000	\$86	\$124K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Goldwood Primary Elementary School	Elementary	KG–2	0.5 mi
Rocky River High School	High	9–12	1.2 mi
Rocky River Middle School	Middle	6–8	1.7 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
-----------	-----------------------