

Single Family Residence **RESIDENTIAL**

2745 GIBSON DR

ROCKY RIVER, OH 44116

\$717,849 TopHap Estimate · \$286 / ft² · confidence 87 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,509 ft²

LIVING AREA

0.23 ac

LOT SIZE

1959

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$718K

\$627K low

\$809K high

Last Sale

\$685,000 · May 4, 2025

Est. Owner Equity

\$717,849

TAX & ASSESSMENT

Property Tax	\$7,998 (2024)
Assessed Value	\$144,700
Previous Assessed	\$144,700
Assessor Market Value	\$413,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	Cuyahoga
Lot (acres)	0.23
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 264 ft²

Porch · 77 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 1, 2025	Resale	Warranty Deed	\$685,000	\$273	
Sep 27, 2024	Resale	Survivorship Deed	\$410,000	\$163	
May 19, 2005	Resale	Warranty Deed	\$240,000	\$96	\$192K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Goldwood Primary Elementary School	Elementary	KG–2	0.7 mi
Rocky River High School	High	9–12	1.4 mi
Rocky River Middle School	Middle	6–8	1.9 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.

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 NEIGHBORHOOD · ZIP 44116

52 CRIME INDEX	105 AIR POLLUTION	22,175 POPULATION	\$96K MEDIAN IN-COME	50°F AVG TEMP	49% SUNSHINE
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Index values: 100 = US average; lower is better.

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 OWNERSHIP

Occupancy	Owner occupied
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