

Single Family Residence **RESIDENTIAL**

# 2716 E ASPLIN DR

ROCKY RIVER, OH 44116

**\$428,728** TopHap Estimate · \$208 / ft<sup>2</sup> · confidence 88 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**2,060 ft<sup>2</sup>**

LIVING AREA

**0.27 ac**

LOT SIZE

**1958**

YEAR BUILT

**2**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$429K**

**\$378K low**

**\$479K high**

Last Sale

**\$191,900 · Apr 29, 1999**

Est. Owner Equity

**\$81,113**

Loan-to-Value

**81%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,333 (2025) |
| Assessed Value        | \$114,940      |
| Assessor Market Value | \$328,400      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Split Level             |
| County        | CUYAHOGA                |
| Lot (acres)   | 0.27                    |
| Roof          | Asphalt                 |
| Heating       | Steam                   |
| Cooling       | None                    |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Porch · 80 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                   | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|------------------------|-----------|--------|--------|
| Feb 13, 2025 | Financing | Transfer On Death Deed |           |        |        |
| Apr 29, 1999 | Resale    | Grant Deed             | \$191,900 | \$93   | \$162K |

## 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <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> |
|-----------|-----------------------|