

Single Family Residence **RESIDENTIAL**

2687 E ASPLIN DR

ROCKY RIVER, OH 44116

\$384,670 TopHap Estimate · \$318 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,211 ft²

LIVING AREA

0.28 ac

LOT SIZE

1957

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$385K

\$353K low

\$417K high

Last Sale

\$270,000 · Aug 1, 2022

Est. Owner Equity

\$91,630

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$5,709 (2025)
Assessed Value	\$96,565
Assessor Market Value	\$275,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	CUYAHOGA
Lot (acres)	0.28
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Shed · 120 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 27, 2022	Resale	Warranty Deed	\$270,000	\$223	\$265K
Jun 1, 2015	Quitclaim	Quit Claim Transfer			
Jun 1, 2015	Quitclaim	Quit Claim Transfer			
Mar 15, 2006	Resale	Grant Deed	\$131,717	\$109	
Jun 10, 2005	Non-arms-length	Trustees Deed	\$120,000	\$99	

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	1.6 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
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Index values: 100 = US average; lower is better.

| OWNERSHIP

Occupancy	Absentee owner
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