

Single Family Residence **RESIDENTIAL**

2648 FORESTVIEW AVE

ROCKY RIVER, OH 44116

\$414,100 TopHap Estimate · \$206 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,011 ft²

LIVING AREA

0.18 ac

LOT SIZE

1954

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$414K

\$375K low

\$453K high

Last Sale

\$196,000 · Oct 24, 2005

Est. Owner Equity

\$270,100

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$7,003 (2024)
Assessed Value	\$124,010
Previous Assessed	\$104,240
Assessor Market Value	\$354,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	Cuyahoga
Lot (acres)	0.18
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Garage	Garage, Detached
Pool	No

Porch · 96 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 24, 2005	Resale	Warranty Deed	\$196,000	\$97	
Jul 13, 2005	Financing	Trustees Deed			\$66K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River High School	High	9–12	0.5 mi
Goldwood Primary Elementary School	Elementary	KG–2	0.6 mi
Rocky River Middle School	Middle	6–8	0.8 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
-----------	-----------------------