

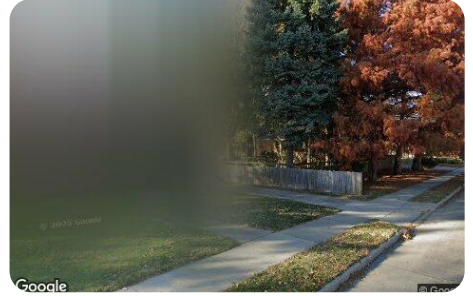
Single Family Residence

RESIDENTIAL

3922 ROCKY RIVER DR

CLEVELAND, OH 44111

\$418,362 TopHap Estimate · \$168 / ft² · confidence 80 · as of Jul 14, 2026



1

BEDS

2

BATHS

2,485 ft²

LIVING AREA

0.78 ac

LOT SIZE

1925

YEAR BUILT

2

STORIES

4

ROOMS

2

PARKING

VALUATION

\$418K

\$335K low

\$502K high

Last Sale

\$255,000 · Aug 29, 2006

Est. Owner Equity

\$280,362

Loan-to-Value

32%

TAX & ASSESSMENT

Property Tax	\$7,476 (2024)
Assessed Value	\$114,040
Previous Assessed	\$96,460
Assessor Market Value	\$325,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	Cuyahoga
Lot (acres)	0.78
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No

Porch · 342 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 24, 2023	Financing	Intrafamily Transfer			
Aug 23, 2006	Resale	Warranty Deed	\$255,000	\$103	\$115K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Valley View Boys Leadership Academy	Elementary	PK–8	0.5 mi
John Marshall School of Information Technology	High	9–12	1.4 mi

District: Cleveland Municipal 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 44111

109 CRIME INDEX	111 AIR POLLUTION	39,724 POPULATION	\$56K MEDIAN IN-COME	50°F AVG TEMP	49% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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