

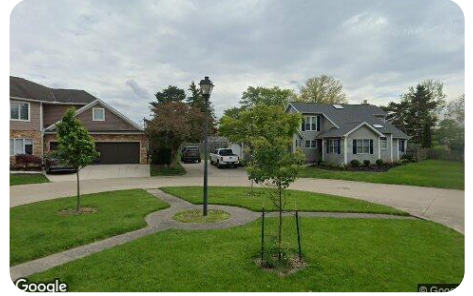
Single Family Residence

RESIDENTIAL

3 ERIN CT

ROCKY RIVER, OH 44116

\$650,473 TopHap Estimate · \$217 / ft² · confidence 87 · as of Jul 14, 2026



4

BEDS

5

BATHS

2,994 ft²

LIVING AREA

0.2 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

10

ROOMS

3

PARKING

VALUATION

\$650K

\$567K low

\$734K high

Last Sale

\$465,000 · Aug 14, 2018

Est. Owner Equity

\$46,223

Loan-to-Value

91%

TAX & ASSESSMENT

Property Tax	\$10,671 (2024)
Assessed Value	\$193,060
Previous Assessed	\$162,760
Assessor Market Value	\$551,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Cuyahoga
Lot (acres)	0.20
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 440 ft²

CLIMATE RISK

61 FLOOD	5 WILDFIRE	68 HEAT	63 STORM	30 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 6, 2018	Resale	Warranty Deed	\$465,000	\$155	\$422K
May 15, 2018	Financing	Trustees Deed			\$428K
Feb 13, 2009	Resale	Warranty Deed	\$410,000	\$137	\$328K
Oct 27, 2006	Resale	Warranty Deed	\$445,000	\$149	\$312K
Mar 28, 2006	Resale	Warranty Deed	\$85,000	\$28	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Goldwood Primary Elementary School	Elementary	KG–2	0.3 mi
Rocky River High School	High	9–12	0.7 mi
Rocky River Middle School	Middle	6–8	1.1 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	Owner occupied
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