

Single Family Residence **RESIDENTIAL**

3749 RIVER LN

ROCKY RIVER, OH 44116

\$483,228 TopHap Estimate · \$198 / ft² · confidence 85 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,445 ft²
LIVING AREA

0.24 ac
LOT SIZE

1977
YEAR BUILT

2
STORIES

7
ROOMS

2
PARKING

VALUATION

\$483K

\$409K low

\$558K high

Last Sale

\$215,000 · Nov 9, 2007

Est. Owner Equity

\$269,228

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$6,384 (2024)
Assessed Value	\$115,500
Previous Assessed	\$109,730
Assessor Market Value	\$330,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	Cuyahoga
Lot (acres)	0.24
Roof	Asphalt
Heating	Heat Pump
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 60 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 7, 2007	Resale	Grant Deed	\$215,000	\$88	\$172K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Goldwood Primary Elementary School	Elementary	KG–2	0.5 mi
Rocky River High School	High	9–12	1.5 mi
Rocky River Middle School	Middle	6–8	1.9 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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