

Single Family Residence **RESIDENTIAL**

3300 THOMSON CIR

ROCKY RIVER, OH 44116

\$449,722 TopHap Estimate · \$225 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,000 ft²

LIVING AREA

0.27 ac

LOT SIZE

1956

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$450K

\$397K low

\$502K high

Last Sale

\$257,000 · May 13, 2016

Est. Owner Equity

\$244,122

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$6,864 (2024)
Assessed Value	\$124,180
Previous Assessed	\$101,850
Assessor Market Value	\$354,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Cuyahoga
Lot (acres)	0.27
Roof	Asphalt
Heating	Forced Air
Cooling	None
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 200 ft²

Porch · 96 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 6, 2016	Resale	Warranty Deed	\$257,100	\$129	\$206K
May 17, 2005	Resale	Warranty Deed	\$183,000	\$92	\$145K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Goldwood Primary Elementary School	Elementary	KG–2	0.5 mi
Rocky River High School	High	9–12	1.4 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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