

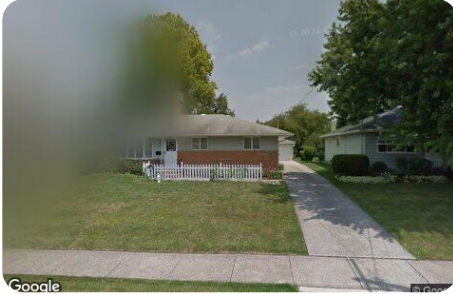
Single Family Residence

RESIDENTIAL

3951 RIVER LN

ROCKY RIVER, OH 44116

\$416,925 TopHap Estimate · \$287 / ft² · confidence 87 · as of Jul 14, 2026



3
BEDS

1.5
BATHS

1,452 ft²
LIVING AREA

0.26 ac
LOT SIZE

1961
YEAR BUILT

1
STORIES

6
ROOMS

2
PARKING

VALUATION

\$417K

\$361K low

\$473K high

Est. Owner Equity

\$416,925

TAX & ASSESSMENT

Property Tax	\$5,719 (2025)
Assessed Value	\$103,810
Assessor Market Value	\$296,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	CUYAHOGA
Lot (acres)	0.26
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Garage, Detached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 26, 2013	Quitclaim	Quit Claim Transfer			
Jan 2, 2011	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Goldwood Primary Elementary School	Elementary	KG–2	0.7 mi
Rocky River High School	High	9–12	1.6 mi
Rocky River Middle School	Middle	6–8	2.0 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	Absentee owner
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