

Single Family Residence **RESIDENTIAL**

3975 RIVER LN

ROCKY RIVER, OH 44116

\$416,344 TopHap Estimate · \$274 / ft² · confidence 87 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,522 ft²
LIVING AREA

0.26 ac
LOT SIZE

1961
YEAR BUILT

1
STORIES

6
ROOMS

2
PARKING

VALUATION

\$416K

\$361K low

\$472K high

Est. Owner Equity

\$341,344

Loan-to-Value

18%

TAX & ASSESSMENT

Property Tax	\$4,779 (2024)
Assessed Value	\$96,250
Previous Assessed	\$71,580
Assessor Market Value	\$275,000

PROPERTY FACTS

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 6, 2000	Recorded document	Grant Deed			

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
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------