

Single Family Residence

RESIDENTIAL

4015 RIVER LN

ROCKY RIVER, OH 44116

\$341,950 TopHap Estimate · \$219 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,560 ft²

LIVING AREA

0.26 ac

LOT SIZE

1960

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$342K

\$308K low

\$375K high

Last Sale

\$136,000 · Jan 30, 2013

Est. Owner Equity

\$141,950

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$5,357 (2024)
Assessed Value	\$96,920
Previous Assessed	\$72,800
Assessor Market Value	\$276,900

PROPERTY FACTS

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 28, 2021	Financing	Intrafamily Transfer			\$200K
Jan 29, 2013	Resale	Warranty Deed	\$136,000	\$87	
Apr 17, 2012	Resale	Warranty Deed	\$60,500	\$39	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Goldwood Primary Elementary School	Elementary	KG–2	0.7 mi
Rocky River High School	High	9–12	1.7 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
-----------	----------------