

Single Family Residence **RESIDENTIAL**

4116 RIVER LN

ROCKY RIVER, OH 44116

\$321,604 TopHap Estimate · \$249 / ft² · confidence 85 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,290 ft²
LIVING AREA

0.26 ac
LOT SIZE

1959
YEAR BUILT

1
STORIES

6
ROOMS

2
PARKING

VALUATION

\$322K

\$274K low

\$369K high

Last Sale

\$122,000 · Nov 12, 1993

Est. Owner Equity

\$197,604

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$5,537 (2024)
Assessed Value	\$100,170
Previous Assessed	\$74,870
Assessor Market Value	\$286,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cuyahoga
Lot (acres)	0.27
Roof	Asphalt
Heating	Forced Air
Cooling	None
Garage	Garage, Detached
Pool	Yes

Shed · 120 ft²

Patio · 224 ft²

Porch · 120 ft²

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Goldwood Primary Elementary School	Elementary	KG–2	0.8 mi
Rocky River High School	High	9–12	1.7 mi
Rocky River Middle School	Middle	6–8	2.1 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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