

Single Family Residence **RESIDENTIAL**

4040 RIVER LN

ROCKY RIVER, OH 44116

\$295,078 TopHap Estimate · \$258 / ft² · confidence 91 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,144 ft²
LIVING AREA

0.27 ac
LOT SIZE

1959
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$295K

\$267K low

\$323K high

Est. Owner Equity

\$88,882

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$5,344 (2024)
Assessed Value	\$96,680
Previous Assessed	\$73,500
Assessor Market Value	\$276,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cuyahoga
Lot (acres)	0.27
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 9, 2020	Financing	Warranty Deed			\$206K

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

OWNERSHIP

Occupancy	Owner occupied
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