

Single Family Residence **RESIDENTIAL**

3990 RIVER LN

ROCKY RIVER, OH 44116

\$349,404 TopHap Estimate · \$305 / ft² · confidence 86 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,144 ft²

LIVING AREA

0.26 ac

LOT SIZE

1961

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$349K

\$301K low

\$398K high

Last Sale

\$337,000 · Aug 12, 2025

Est. Owner Equity

\$47,404

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax	\$5,444 (2024)
Assessed Value	\$96,400
Previous Assessed	\$96,400
Assessor Market Value	\$275,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cuyahoga
Lot (acres)	0.26
Roof	Asphalt
Heating	Forced Air
Cooling	None
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 11, 2025	Resale	Warranty Deed	\$337,000	\$295	\$302K

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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