

Single Family Residence

RESIDENTIAL

3950 RIVER LN

ROCKY RIVER, OH 44116

\$264,924 TopHap Estimate · \$205 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,290 ft²

LIVING AREA

0.26 ac

LOT SIZE

1961

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$265K

\$234K low

\$296K high

Est. Owner Equity

\$132,924

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$5,005 (2024)
Assessed Value	\$100,350
Previous Assessed	\$77,980
Assessor Market Value	\$286,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cuyahoga
Lot (acres)	0.26
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air
Cooling	None
Fireplace	Yes
Garage	Garage, Detached
Pool	No

Porch · 180 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 18, 2024	Financing	Intrafamily Transfer			
Oct 12, 2021	Financing	Intrafamily Transfer			
Jul 3, 2018	Quitclaim	Quit Claim Transfer			
Jul 3, 2018	Non-arms-length	Grant Deed	\$161,500	\$125	
Sep 26, 2015	Quitclaim	Quit Claim Transfer			
Sep 26, 2015	Quitclaim	Quit Claim Transfer			

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

OWNERSHIP

Occupancy	Owner occupied
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