

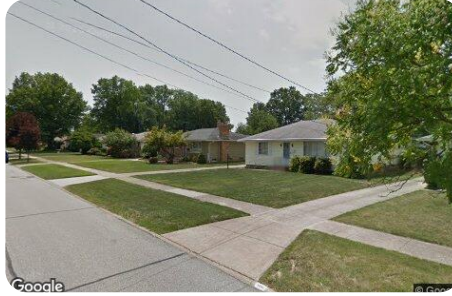
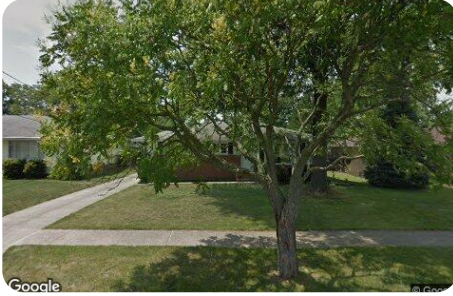
Single Family Residence

RESIDENTIAL

3900 RIVER LN

ROCKY RIVER, OH 44116

\$313,478 TopHap Estimate · \$243 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,290 ft²

LIVING AREA

0.26 ac

LOT SIZE

1961

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$313K

\$289K low

\$338K high

Last Sale

\$266,000 · Sep 21, 2022

Est. Owner Equity

\$60,778

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$5,146 (2024)
Assessed Value	\$93,100
Previous Assessed	\$77,420
Assessor Market Value	\$266,000

PROPERTY FACTS

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

Porch · 170 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 19, 2022	Resale	Warranty Deed	\$266,000	\$206	\$253K

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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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