

Single Family Residence

RESIDENTIAL

3494 KINGS MILL RUN

ROCKY RIVER, OH 44116

\$609,242 TopHap Estimate · \$243 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,512 ft²

LIVING AREA

0.27 ac

LOT SIZE

1987

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$609K

\$555K low

\$664K high

Last Sale

\$385,000 · Jun 28, 2019

Est. Owner Equity

\$201,242

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$10,805 (2024)
Assessed Value	\$195,480
Previous Assessed	\$137,200
Assessor Market Value	\$558,500

PROPERTY FACTS

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

Deck · 280 ft²

Porch · 44 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 25, 2019	Resale	Grant Deed	\$385,000	\$153	\$308K
Feb 15, 2013	Quitclaim	Quit Claim Transfer			
Jun 14, 2002	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Goldwood Primary Elementary School	Elementary	KG–2	0.4 mi
Rocky River High School	High	9–12	1.3 mi
Rocky River Middle School	Middle	6–8	1.7 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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