

Single Family Residence **RESIDENTIAL**

3693 RIVER LN

ROCKY RIVER, OH 44116

\$448,417 TopHap Estimate · \$177 / ft² · confidence 83 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,540 ft²

LIVING AREA

0.21 ac

LOT SIZE

1977

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$448K

\$372K low

\$525K high

Est. Owner Equity

\$448,417

TAX & ASSESSMENT

Property Tax	\$7,660 (2024)
Assessed Value	\$148,370
Previous Assessed	\$148,370
Assessor Market Value	\$423,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Cuyahoga
Lot (acres)	0.21
Roof	Asphalt
Heating	Heat Pump
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Porch · 144 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 12, 2023	Financing	Affidavit Of Death Of Joint Tenant			
Dec 12, 2023	Financing	Transfer On Death Deed			
Jun 2, 1997	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Goldwood Primary Elementary School	Elementary	KG–2	0.5 mi
Rocky River High School	High	9–12	1.4 mi
Rocky River Middle School	Middle	6–8	1.8 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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