

Single Family Residence **RESIDENTIAL**

3645 RIVER LN

ROCKY RIVER, OH 44116

\$532,293 TopHap Estimate · \$193 / ft² · confidence 88 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,764 ft²

LIVING AREA

0.2 ac

LOT SIZE

1977

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$532K

\$469K low

\$595K high

Last Sale

\$242,000 · Jul 11, 2012

Est. Owner Equity

\$338,693

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$8,067 (2024)
Assessed Value	\$145,950
Previous Assessed	\$119,710
Assessor Market Value	\$417,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Cuyahoga
Lot (acres)	0.20
Roof	Asphalt
Heating	Heat Pump
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Porch · 468 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 10, 2012	Resale	Grant Deed	\$242,000	\$88	\$194K

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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