

Single Family Residence

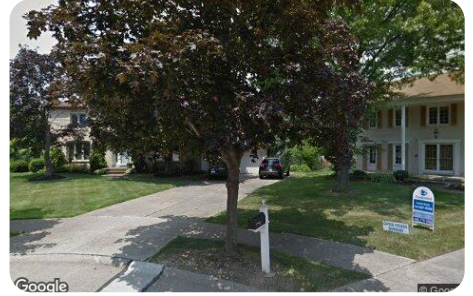
RESIDENTIAL

3682 RIVER LN

ROCKY RIVER, OH 44116

\$468,400

TopHap Estimate · \$188 / ft² · confidence 84 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,487 ft²

LIVING AREA

0.27 ac

LOT SIZE

1977

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$468K

\$395K low

\$542K high

Last Sale

\$222,625 · Feb 22, 2016

Est. Owner Equity

\$240,575

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$8,944 (2024)
Assessed Value	\$161,810
Previous Assessed	\$108,790
Assessor Market Value	\$462,300

PROPERTY FACTS

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

Porch · 25 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 18, 2016	Resale	Grant Deed	\$222,625	\$90	\$178K
Dec 10, 2015	Recorded document	Affidavit Of Death			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Goldwood Primary Elementary School	Elementary	KG–2	0.5 mi
Rocky River High School	High	9–12	1.5 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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