

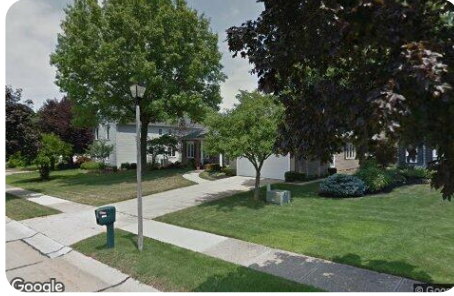
Single Family Residence

RESIDENTIAL

3845 RIVER LN

ROCKY RIVER, OH 44116

\$563,081 TopHap Estimate · \$238 / ft² · confidence 87 · as of Jul 14, 2026



5

BEDS

3

BATHS

2,364 ft²

LIVING AREA

0.24 ac

LOT SIZE

1978

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$563K

\$489K low

\$637K high

Last Sale

\$112,500 · Feb 9, 1982

Est. Owner Equity

\$283,081

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$8,164 (2024)
Assessed Value	\$157,500
Previous Assessed	\$126,740
Assessor Market Value	\$450,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Cuyahoga
Lot (acres)	0.24
Roof	Asphalt
Heating	Heat Pump
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 360 ft²

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Goldwood Primary Elementary School	Elementary	KG–2	0.6 mi
Rocky River High School	High	9–12	1.6 mi
Rocky River Middle School	Middle	6–8	1.9 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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