

Single Family Residence

RESIDENTIAL

3863 RIVER LN

ROCKY RIVER, OH 44116

\$605,609

TopHap Estimate · \$272 / ft² · confidence 87 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,230 ft²

LIVING AREA

0.24 ac

LOT SIZE

1978

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$606K

\$527K low

\$685K high

Last Sale

\$580,000 · Jun 12, 2025

Est. Owner Equity

\$83,609

Loan-to-Value

86%

TAX & ASSESSMENT

Property Tax	\$9,297 (2025)
Assessed Value	\$168,735
Assessor Market Value	\$482,100

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

Patio · 336 ft²

Porch · 122 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 6, 2025	Resale	Warranty Deed	\$580,000	\$260	\$522K
Sep 18, 1997	Resale	Grant Deed	\$194,000	\$87	\$149K

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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