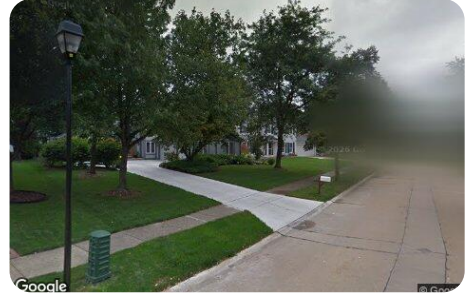


Single Family Residence **RESIDENTIAL**

3497 KINGS MILL RUN

ROCKY RIVER, OH 44116

\$302,559 TopHap Estimate · \$108 / ft² · confidence 88 · as of Jul 14, 2026



4
BEDS

3
BATHS

2,798 ft²
LIVING AREA

0.36 ac
LOT SIZE

1987
YEAR BUILT

2
STORIES

9
ROOMS

2
PARKING

VALUATION

\$303K

\$266K low

\$339K high

Est. Owner Equity

\$62,559

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$10,217 (2024)
Assessed Value	\$184,840
Previous Assessed	\$147,250
Assessor Market Value	\$528,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Cuyahoga
Lot (acres)	0.36
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 466 ft²

Porch · 80 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 18, 2011	Quitclaim	Quit Claim Transfer			
Oct 12, 2000	Financing	Grant Deed			\$66K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Gilles-Sweet Elementary School	Elementary	KG–5	0.9 mi
Fairview High School	High	9–12	0.9 mi
Lewis F Mayer Middle School	Middle	6–8	1.0 mi

District: Fairview Park 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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