

Single Family Residence **RESIDENTIAL**

3 RIVER SIDE DR

ROCKY RIVER, OH 44116

\$680,898 TopHap Estimate · \$194 / ft² · confidence 86 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

3,502 ft²
LIVING AREA

0.22 ac
LOT SIZE

2005
YEAR BUILT

1
STORIES

7
ROOMS

2
PARKING

VALUATION

\$681K

\$589K low

\$773K high

Last Sale

\$631,000 · Sep 6, 2024

Est. Owner Equity

\$194,098

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$17,650 (2025)
Assessed Value	\$329,000
Assessor Market Value	\$940,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	CUYAHOGA
Lot (acres)	0.22
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 128 ft²

Porch · 16 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 4, 2024	Resale	Survivorship Deed	\$631,000	\$180	\$487K
Jul 15, 2019	Quitclaim	Quit Claim Transfer			
Nov 6, 2006	Resale	Warranty Deed	\$467,900	\$134	\$318K
Dec 7, 2005	Resale	Warranty Deed	\$141,000	\$40	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Goldwood Primary Elementary School	Elementary	KG–2	0.4 mi
Rocky River High School	High	9–12	1.1 mi
Rocky River Middle School	Middle	6–8	1.6 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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