

Single Family Residence **RESIDENTIAL**

# 3587 KINGS MILL RUN

ROCKY RIVER, OH 44116

**\$406,161** TopHap Estimate · \$163 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,496 ft<sup>2</sup>**

LIVING AREA

**0.23 ac**

LOT SIZE

**1987**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

**2**

PARKING

## VALUATION

**\$406K**

\$390K low

\$422K high

Last Sale

**\$315,000 · Aug 15, 2017**

Est. Owner Equity

**\$135,280**

Loan-to-Value

**69%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$9,767 (2024) |
| Assessed Value        | \$176,690      |
| Previous Assessed     | \$147,810      |
| Assessor Market Value | \$504,800      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Split Level             |
| County        | Cuyahoga                |
| Lot (acres)   | 0.23                    |
| Roof          | Asphalt                 |
| Heating       | Forced Air              |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Deck · 384 ft²

Porch · 44 ft²

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Aug 14, 2017 | Resale | Grant Deed    | \$315,000 | \$126  | \$280K |
| Dec 18, 2006 | Resale | Warranty Deed | \$267,000 | \$107  | \$142K |
| Sep 15, 1998 | Resale | Grant Deed    | \$267,000 | \$107  | \$227K |

## 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    | 0.9 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>52</b><br>CRIME INDEX | <b>105</b><br>AIR POLLUTION | <b>22,175</b><br>POPULATION | <b>\$96K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>49%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|