

Single Family Residence **RESIDENTIAL**

3871 RIVER LN

ROCKY RIVER, OH 44116

\$364,286 TopHap Estimate · \$245 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,484 ft²

LIVING AREA

0.27 ac

LOT SIZE

1960

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$364K

\$334K low

\$394K high

Last Sale

\$258,000 · Jan 18, 2022

Est. Owner Equity

\$214,286

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$5,099 (2024)
Assessed Value	\$90,300
Previous Assessed	\$80,430
Assessor Market Value	\$258,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cuyahoga
Lot (acres)	0.27
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 13, 2022	Resale	Warranty Deed	\$258,000	\$174	\$150K
Jan 22, 2021	Financing	Affidavit Of Death Of Joint Tenant			
Oct 8, 2008	Resale	Warranty Deed	\$156,250	\$105	
Nov 2, 2005	Quitclaim	Quit Claim Transfer			

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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