

Single Family Residence

**RESIDENTIAL**

## 3 RIVER PL

ROCKY RIVER, OH 44116

**\$1,421,831** TopHap Estimate · \$437 / ft<sup>2</sup> · confidence 72 · as of Jul 14, 2026



**2**

BEDS

**2.5**

BATHS

**3,257 ft<sup>2</sup>**

LIVING AREA

**3,332 ft<sup>2</sup>**

LOT SIZE

**2012**

YEAR BUILT

**3**

STORIES

**5**

ROOMS

**2**

PARKING

### VALUATION

**\$1.4M**

\$1M low

\$1.8M high

Last Sale

**\$887,898 · Feb 25, 2015**

Est. Owner Equity

**\$0**

Loan-to-Value

**101%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$25,399 (2025) |
| Assessed Value        | \$451,220       |
| Assessor Market Value | \$1,289,200     |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Townhouse                        |
| County        | CUYAHOGA                         |
| Lot (acres)   | 0.08                             |
| Roof          | Composition Shingle              |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Central                          |
| Fireplace     | Yes                              |
| Garage        | Garage, Attached                 |
| Pool          | No                               |

Deck · 1,150 ft²

Elevator

Porch · 35 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Aug 19, 2024 | Quitclaim | Quit Claim Transfer |           |        |        |
| Feb 4, 2015  | Resale    | Warranty Deed       | \$887,898 | \$273  | \$793K |
| Apr 27, 2011 | Financing | Mortgage            |           |        | \$1M   |
| Apr 27, 2011 | Financing | Mortgage            |           |        | \$1.6M |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| Rocky River Middle School          | Middle     | 6–8    | 0.7 mi   |
| Rocky River High School            | High       | 9–12   | 1.1 mi   |
| Goldwood Primary Elementary School | Elementary | KG–2   | 2.0 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <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> |
|-----------|-----------------------|