

Single Family Residence

RESIDENTIAL

3976 RIVER LN

ROCKY RIVER, OH 44116

\$313,979

TopHap Estimate · \$193 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,630 ft²

LIVING AREA

0.26 ac

LOT SIZE

1961

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$314K

\$289K low

\$339K high

Last Sale

\$229,000 · Apr 12, 2019

Est. Owner Equity

\$0

Loan-to-Value

127%

TAX & ASSESSMENT

Property Tax	\$5,640 (2024)
Assessed Value	\$102,030
Previous Assessed	\$85,190
Assessor Market Value	\$291,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cuyahoga
Lot (acres)	0.26
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Garage	Garage, Detached

Porch · 132 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 10, 2019	Resale	Warranty Deed	\$229,000	\$140	\$218K
Jul 20, 2018	Financing	Trustees Deed			\$179K
Oct 22, 2008	Resale	Warranty Deed	\$185,000	\$113	\$162K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Goldwood Primary Elementary School	Elementary	KG–2	0.7 mi
Rocky River High School	High	9–12	1.7 mi
Rocky River Middle School	Middle	6–8	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

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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