

Single Family Residence

RESIDENTIAL

3876 RIVER LN

ROCKY RIVER, OH 44116

\$304,189

TopHap Estimate · \$235 / ft² · confidence 86 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,295 ft²

LIVING AREA

0.26 ac

LOT SIZE

1961

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$304K

\$261K low

\$347K high

Last Sale

\$171,000 · Feb 23, 2006

Est. Owner Equity

\$146,689

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$5,378 (2024)
Assessed Value	\$95,240
Previous Assessed	\$82,180
Assessor Market Value	\$272,100

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 · 120 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 5, 2019	Quitclaim	Quit Claim Transfer			
Oct 19, 2018	Quitclaim	Quit Claim Transfer			\$158K
Feb 28, 2014	Quitclaim	Quit Claim Transfer			
Feb 23, 2006	Resale	Warranty Deed	\$171,000	\$132	\$137K
Jul 17, 1997	Resale	Grant Deed	\$142,500	\$110	\$128K

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	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	Absentee owner
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