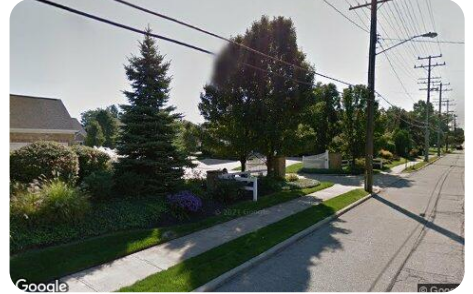


Single Family Residence **RESIDENTIAL**

3 RIVER PL

ROCKY RIVER, OH 44116

\$810,362 TopHap Estimate · \$371 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,187 ft²

LIVING AREA

0.18 ac

LOT SIZE

2005

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$810K

\$732K low

\$888K high

Est. Owner Equity

\$555,362

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax	\$10,745 (2024)
Assessed Value	\$194,390
Previous Assessed	\$198,180
Assessor Market Value	\$555,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	Cuyahoga
Lot (acres)	0.18
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air
Cooling	Central

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 13, 2024	Financing	Transfer On Death Deed			
Apr 16, 2020	Quitclaim	Quit Claim Transfer			\$255K
Apr 4, 2011	Resale	Warranty Deed	\$440,000	\$201	
Nov 26, 2008	Recorded document	Affidavit Of Death			
Dec 21, 2004	Resale	Grant Deed	\$457,000	\$209	\$343K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River High School	High	9–12	0.3 mi
Rocky River Middle School	Middle	6–8	0.5 mi
Goldwood Primary Elementary School	Elementary	KG–2	0.9 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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