

Single Family Residence

**RESIDENTIAL**

# 3976 ROCKY RIVER DR

CLEVELAND, OH 44111

**\$241,116** TopHap Estimate · \$156 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**3**

BEDS

**1**

BATHS

**1,545 ft<sup>2</sup>**

LIVING AREA

**0.43 ac**

LOT SIZE

**1913**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

**4**

PARKING

## VALUATION

**\$241K**

\$218K low

\$264K high

Last Sale

**\$135,000 · Nov 21, 2018**

Est. Owner Equity

**\$133,116**

Loan-to-Value

**45%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,212 (2024) |
| Assessed Value        | \$77,950       |
| Previous Assessed     | \$47,250       |
| Assessor Market Value | \$222,700      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Colonial                |
| County        | Cuyahoga                |
| Lot (acres)   | 0.43                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Asphalt                 |
| Heating       | Forced Air              |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Detached        |
| Pool          | No                      |

Deck · 408 ft²

Porch · 234 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|---------------------|-----------|--------|--------|
| Nov 15, 2018 | Resale            | Warranty Deed       | \$135,000 | \$87   | \$108K |
| Apr 7, 2016  | Quitclaim         | Quit Claim Transfer |           |        |        |
| Apr 6, 2016  | Resale            | Grant Deed          | \$35,829  | \$23   |        |
| Aug 17, 2015 | Non-arms-length   | Trustees Deed       | \$53,334  | \$35   |        |
| Oct 8, 2004  | Resale            | Grant Deed          | \$139,000 | \$90   | \$111K |
| Aug 26, 2004 | Recorded document | Affidavit Of Death  |           |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                                         | LEVEL      | GRADES | DISTANCE |
|------------------------------------------------|------------|--------|----------|
| Valley View Boys Leadership Academy            | Elementary | PK–8   | 0.4 mi   |
| John Marshall School of Information Technology | High       | 9–12   | 1.4 mi   |

District: Cleveland Municipal 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 44111

|                                       |                                         |                                         |                                            |                                     |                                    |
|---------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>109</div> <div>CRIME INDEX</div> | <div>111</div> <div>AIR POLLUTION</div> | <div>39,724</div> <div>POPULATION</div> | <div>\$56K</div> <div>MEDIAN IN-COME</div> | <div>50°F</div> <div>AVG TEMP</div> | <div>49%</div> <div>SUNSHINE</div> |
|---------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

|
 OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|