

Single Family Residence **RESIDENTIAL**

3465 SPENCER RD

ROCKY RIVER, OH 44116

\$353,179 TopHap Estimate · \$275 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,284 ft²

LIVING AREA

0.22 ac

LOT SIZE

1959

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$353K

\$321K low

\$385K high

Last Sale

\$185,000 · Jun 14, 2018

Est. Owner Equity

\$169,679

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$5,315 (2024)
Assessed Value	\$96,150
Previous Assessed	\$66,920
Assessor Market Value	\$274,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cuyahoga
Lot (acres)	0.22
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 25, 2020	Quitclaim	Quit Claim Transfer	\$83,850	\$65	
Jun 8, 2018	Resale	Warranty Deed	\$185,000	\$144	\$182K
Dec 27, 2005	Resale	Grant Deed	\$150,000	\$117	\$135K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Goldwood Primary Elementary School	Elementary	KG–2	0.5 mi
Rocky River High School	High	9–12	1.4 mi
Rocky River Middle School	Middle	6–8	1.8 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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