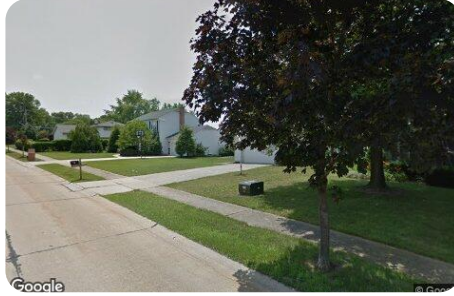
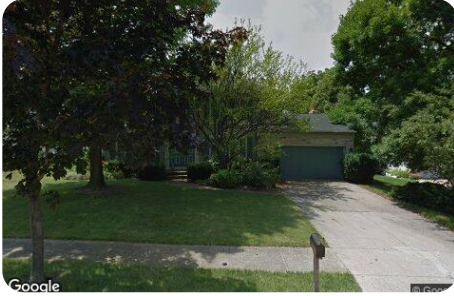


Single Family Residence **RESIDENTIAL**

3800 RIVER LN

ROCKY RIVER, OH 44116

\$497,619 TopHap Estimate · \$160 / ft² · confidence 83 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,102 ft²

LIVING AREA

0.24 ac

LOT SIZE

1977

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$498K

\$413K low

\$582K high

Est. Owner Equity

\$208,999

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$9,238 (2024)
Assessed Value	\$167,130
Previous Assessed	\$102,900
Assessor Market Value	\$477,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Cuyahoga
Lot (acres)	0.24
Roof	Asphalt
Heating	Heat Pump
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 317 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 22, 2016	Financing	Grant Deed			\$192K
Sep 16, 2015	Non-arms-length	Trustees Deed	\$250,000	\$81	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Goldwood Primary Elementary School	Elementary	KG–2	0.6 mi
Rocky River High School	High	9–12	1.5 mi
Rocky River Middle School	Middle	6–8	1.9 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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