

Single Family Residence **RESIDENTIAL**

3772 RIVER LN

ROCKY RIVER, OH 44116

\$541,979 TopHap Estimate · \$204 / ft² · confidence 90 · as of Jul 14, 2026



5
BEDS

2.5
BATHS

2,652 ft²
LIVING AREA

0.24 ac
LOT SIZE

1977
YEAR BUILT

2
STORIES

10
ROOMS

2
PARKING

VALUATION

\$542K

\$489K low

\$595K high

Last Sale

\$416,000 · May 3, 2025

Est. Owner Equity

\$541,979

TAX & ASSESSMENT

Property Tax	\$10,080 (2025)
Assessed Value	\$182,945
Assessor Market Value	\$522,700

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

Deck · 324 ft²

Shed · 80 ft²

Porch · 48 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 28, 2025	Financing	Intrafamily Transfer			
Mar 13, 2019	Non-arms-length	Warranty Deed	\$240,000	\$90	\$329K
Jun 8, 1999	Resale	Trustees Deed	\$260,000	\$98	
Jun 8, 1999	Resale	Trustees Deed	\$260,000	\$98	\$221K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Goldwood Primary Elementary School	Elementary	KG–2	0.5 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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