

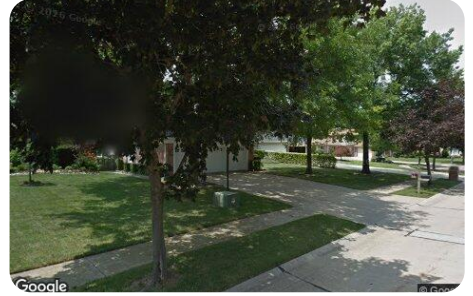
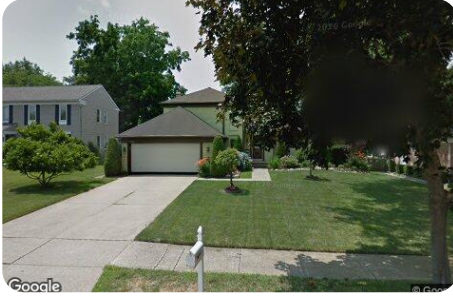
Single Family Residence

RESIDENTIAL

3756 RIVER LN

ROCKY RIVER, OH 44116

\$634,152 TopHap Estimate · \$310 / ft² · confidence 85 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,043 ft²

LIVING AREA

0.24 ac

LOT SIZE

1977

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$634K

\$542K low

\$726K high

Last Sale

\$611,000 · Oct 11, 2023

Est. Owner Equity

\$114,152

Loan-to-Value

81%

TAX & ASSESSMENT

Property Tax	\$10,799 (2025)
Assessed Value	\$196,000
Assessor Market Value	\$560,000

PROPERTY FACTS

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

Porch · 276 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 10, 2023	Resale	Warranty Deed	\$611,000	\$299	\$520K
Apr 26, 2023	Resale	Deed	\$300,000	\$147	\$279K
Nov 22, 2011	Quitclaim	Quit Claim Transfer			

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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