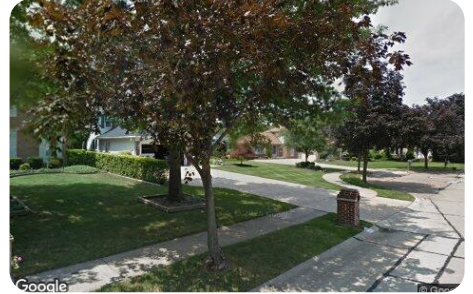
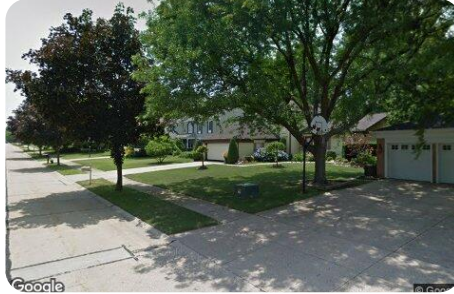


Single Family Residence **RESIDENTIAL**

3744 RIVER LN

ROCKY RIVER, OH 44116

\$469,917 TopHap Estimate · \$162 / ft² · confidence 86 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,904 ft²

LIVING AREA

0.24 ac

LOT SIZE

1977

YEAR BUILT

2

STORIES

8

ROOMS

3

PARKING

VALUATION

\$470K

\$402K low

\$538K high

Est. Owner Equity

\$169,917

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$9,702 (2025)
Assessed Value	\$186,235
Assessor Market Value	\$532,100

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

Porch · 45 ft²

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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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