

Single Family Residence

**RESIDENTIAL**

## 3838 RIVER LN

ROCKY RIVER, OH 44116

**\$544,934** TopHap Estimate · \$240 / ft<sup>2</sup> · confidence 87 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,269 ft<sup>2</sup>**

LIVING AREA

**0.24 ac**

LOT SIZE

**1977**

YEAR BUILT

**2**

STORIES

**9**

ROOMS

**2**

PARKING

### VALUATION

**\$545K**

\$476K low

\$614K high

Last Sale

**\$505,000 · Sep 17, 2024**

Est. Owner Equity

**\$59,934**

Loan-to-Value

**89%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$9,395 (2024) |
| Assessed Value        | \$169,960      |
| Previous Assessed     | \$130,520      |
| Assessor Market Value | \$485,600      |

## 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 · 168 ft²

Porch · 200 ft²

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Sep 12, 2024 | Resale | Warranty Deed | \$505,000 | \$223  | \$480K |
| Sep 23, 2008 | Resale | Warranty Deed | \$255,000 | \$112  | \$204K |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| Goldwood Primary Elementary School | Elementary | KG–2   | 0.6 mi   |
| Rocky River High School            | High       | 9–12   | 1.6 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>52</b><br>CRIME INDEX | <b>105</b><br>AIR POLLUTION | <b>22,175</b><br>POPULATION | <b>\$96K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>49%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|