

Single Family Residence **RESIDENTIAL**

3950 SPENCER RD

ROCKY RIVER, OH 44116

\$306,727 TopHap Estimate · \$214 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,430 ft²

LIVING AREA

0.19 ac

LOT SIZE

1958

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$307K

\$274K low

\$340K high

Last Sale

\$164,500 · Jul 10, 2003

Est. Owner Equity

\$139,469

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$5,355 (2024)
Assessed Value	\$94,820
Previous Assessed	\$75,460
Assessor Market Value	\$270,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cuyahoga
Lot (acres)	0.18
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air
Cooling	None
Garage	Garage, Detached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 10, 2003	Resale	Grant Deed	\$164,500	\$115	\$162K
Jan 28, 1999	Resale	Grant Deed	\$141,500	\$99	\$113K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Goldwood Primary Elementary School	Elementary	KG–2	0.7 mi
Rocky River High School	High	9–12	1.7 mi
Rocky River Middle School	Middle	6–8	2.1 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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