

Single Family Residence **RESIDENTIAL**

3991 RIVER LN

ROCKY RIVER, OH 44116

\$405,733 TopHap Estimate · \$315 / ft² · confidence 84 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,290 ft²

LIVING AREA

0.26 ac

LOT SIZE

1961

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$406K

\$339K low

\$472K high

Last Sale

\$168,900 · Apr 21, 2003

Est. Owner Equity

\$182,433

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$6,036 (2024)
Assessed Value	\$109,200
Previous Assessed	\$79,030
Assessor Market Value	\$312,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cuyahoga
Lot (acres)	0.26
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Garage	Garage, Detached
Pool	No

Porch · 132 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 8, 2023	Quitclaim	Quit Claim Transfer			\$101K
May 14, 2007	Quitclaim	Quit Claim Transfer			
Apr 21, 2003	Resale	Grant Deed	\$168,900	\$131	\$135K
May 5, 1997	Resale	Grant Deed	\$140,000	\$109	\$116K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Goldwood Primary Elementary School	Elementary	KG–2	0.7 mi
Rocky River High School	High	9–12	1.6 mi
Rocky River Middle School	Middle	6–8	2.0 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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