

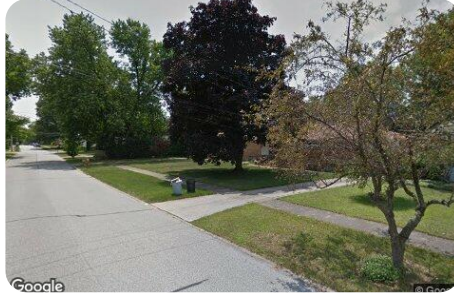
Single Family Residence

RESIDENTIAL

4090 RIVER LN

ROCKY RIVER, OH 44116

\$213,580 TopHap Estimate · \$166 / ft² · confidence 87 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,290 ft²

LIVING AREA

0.26 ac

LOT SIZE

1960

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$214K

\$185K low

\$242K high

Est. Owner Equity

\$76,780

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$5,709 (2024)
Assessed Value	\$101,090
Previous Assessed	\$73,960
Assessor Market Value	\$288,800

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 · 120 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 15, 2003	Quitclaim	Quit Claim Transfer			\$137K

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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