

Single Family Residence **RESIDENTIAL**

# 3696 ROCKY RIVER DR

CLEVELAND, OH 44111

**\$321,737** TopHap Estimate · \$185 / ft² · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,740 ft²**

LIVING AREA

**0.16 ac**

LOT SIZE

**1928**

YEAR BUILT

**2**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$322K**

\$300K low

\$344K high

Last Sale

**\$310,000 · Sep 13, 2023**

Est. Owner Equity

**\$73,737**

Loan-to-Value

**77%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,113 (2024) |
| Assessed Value        | \$108,500      |
| Previous Assessed     | \$61,110       |
| Assessor Market Value | \$310,000      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Colonial                |
| County        | Cuyahoga                |
| Lot (acres)   | 0.16                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Asphalt                 |
| Heating       | Forced Air              |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Detached        |
| Pool          | No                      |

Deck · 150 ft²

Porch · 174 ft²

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Sep 11, 2023 | Resale | Warranty Deed | \$310,000 | \$178  | \$248K |
| Sep 22, 2017 | Resale | Warranty Deed | \$170,000 | \$98   | \$232K |
| Sep 5, 2013  | Resale | Warranty Deed | \$114,330 | \$66   | \$137K |
| Oct 25, 2002 | Resale | Grant Deed    | \$109,000 | \$63   | \$85K  |

## ASSIGNED SCHOOLS

| SCHOOL                                         | LEVEL      | GRADES | DISTANCE |
|------------------------------------------------|------------|--------|----------|
| Newton D. Baker School of Arts                 | Elementary | PK–8   | 0.3 mi   |
| John Marshall School of Information Technology | High       | 9–12   | 1.4 mi   |

District: Cleveland Municipal 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 44111

|                                       |                                         |                                         |                                            |                                     |                                    |
|---------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>109</div> <div>CRIME INDEX</div> | <div>111</div> <div>AIR POLLUTION</div> | <div>39,724</div> <div>POPULATION</div> | <div>\$56K</div> <div>MEDIAN IN-COME</div> | <div>50°F</div> <div>AVG TEMP</div> | <div>49%</div> <div>SUNSHINE</div> |
|---------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|