

Single Family Residence **RESIDENTIAL**

3926 RIVER LN

ROCKY RIVER, OH 44116

\$275,995 TopHap Estimate · \$214 / ft² · confidence 88 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,290 ft²
LIVING AREA

0.26 ac
LOT SIZE

1961
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$276K

\$242K low

\$310K high

Last Sale

\$139,900 · Apr 14, 2014

Est. Owner Equity

\$113,755

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$5,054 (2024)
Assessed Value	\$91,430
Previous Assessed	\$73,610
Assessor Market Value	\$261,200

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

Shed · 352 ft²

Porch · 170 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 11, 2014	Resale	Grant Deed	\$139,900	\$108	\$137K
Sep 10, 2002	Resale	Grant Deed	\$140,000	\$109	\$112K

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
--------------------------------------	---	---	--	-------------------------------------	------------------------------------

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

OWNERSHIP

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