

Single Family Residence **RESIDENTIAL**

3975 HIGLEY RD

ROCKY RIVER, OH 44116

\$298,313 TopHap Estimate · \$224 / ft² · confidence 87 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,333 ft²

LIVING AREA

0.19 ac

LOT SIZE

1960

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$298K

\$259K low

\$338K high

Last Sale

\$155,000 · Jul 19, 2002

Est. Owner Equity

\$158,313

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$5,394 (2024)
Assessed Value	\$97,580
Previous Assessed	\$73,500
Assessor Market Value	\$278,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cuyahoga
Lot (acres)	0.18
Roof	Asphalt
Heating	Forced Air
Cooling	None
Fireplace	Yes
Garage	Garage, Detached

Porch · 100 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 25, 2019	Quitclaim	Quit Claim Transfer			
Jul 19, 2002	Resale	Grant Deed	\$155,000	\$116	\$110K
Mar 5, 1999	Resale	Grant Deed	\$147,000	\$110	\$125K

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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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