

Single Family Residence **RESIDENTIAL**

3320 THOMSON CIR

ROCKY RIVER, OH 44116

\$465,028 TopHap Estimate · \$242 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,920 ft²

LIVING AREA

0.24 ac

LOT SIZE

1966

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$465K

\$417K low

\$513K high

Last Sale

\$270,000 · Apr 29, 2016

Est. Owner Equity

\$282,028

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$7,249 (2024)
Assessed Value	\$131,150
Previous Assessed	\$107,740
Assessor Market Value	\$374,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Cuyahoga
Lot (acres)	0.24
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached
Pool	No

Porch · 144 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 28, 2016	Resale	Warranty Deed	\$270,000	\$141	\$216K
Oct 5, 2005	Resale	Grant Deed	\$196,900	\$103	\$167K
Sep 29, 2000	Resale	Grant Deed	\$190,000	\$99	\$181K
May 9, 1997	Non-arms-length	Grant Deed	\$193,000	\$101	\$168K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Goldwood Primary Elementary School	Elementary	KG–2	0.5 mi
Rocky River High School	High	9–12	1.5 mi
Rocky River Middle School	Middle	6–8	1.9 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
-----------	-----------------------