

Single Family Residence **RESIDENTIAL**

4091 RIVER LN

ROCKY RIVER, OH 44116

\$362,112 TopHap Estimate · \$317 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,144 ft²

LIVING AREA

0.26 ac

LOT SIZE

1959

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$362K

\$322K low

\$402K high

Est. Owner Equity

\$292,112

Loan-to-Value

19%

TAX & ASSESSMENT

Property Tax	\$5,246 (2024)
Assessed Value	\$92,890
Previous Assessed	\$70,700
Assessor Market Value	\$265,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cuyahoga
Lot (acres)	0.26
Roof	Asphalt
Heating	Forced Air
Cooling	None
Garage	Garage, Attached
Pool	No

Porch · 180 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 17, 1999	Resale	Grant Deed	\$135,000	\$118	\$70K

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	2.0 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
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Index values: 100 = US average; lower is better.

| OWNERSHIP

Occupancy	Owner occupied
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