

Single Family Residence **RESIDENTIAL**

2323 VALLEY VIEW DR

ROCKY RIVER, OH 44116

\$626,322 TopHap Estimate · \$326 / ft² · confidence 76 · as of Jul 14, 2026



3
BEDS

1.5
BATHS

1,922 ft²
LIVING AREA

0.26 ac
LOT SIZE

1949
YEAR BUILT

2
STORIES

6
ROOMS

2
PARKING

VALUATION

\$626K

\$473K low

\$779K high

Last Sale

\$234,000 · Dec 14, 2006

Est. Owner Equity

\$264,017

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$8,788 (2025)
Assessed Value	\$148,750
Assessor Market Value	\$425,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	CUYAHOGA
Lot (acres)	0.26
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 112 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 6, 2022	Financing	Intrafamily Transfer			
Jun 2, 2021	Financing	Intrafamily Transfer			
Dec 12, 2006	Resale	Warranty Deed	\$234,000	\$122	\$211K
Jul 5, 2006	Recorded document	Warranty Deed			
Jun 13, 2005	Resale	Warranty Deed	\$212,000	\$110	\$180K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River Middle School	Middle	6–8	0.8 mi
Rocky River High School	High	9–12	1.3 mi
Goldwood Primary Elementary School	Elementary	KG–2	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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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