

Single Family Residence

RESIDENTIAL

2249 NORTHVIEW RD

ROCKY RIVER, OH 44116

\$454,835 TopHap Estimate · \$231 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,968 ft²

LIVING AREA

0.23 ac

LOT SIZE

1952

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$455K

\$412K low

\$498K high

Last Sale

\$372,000 · Sep 19, 2022

Est. Owner Equity

\$120,035

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$7,252 (2024)
Assessed Value	\$131,190
Previous Assessed	\$89,260
Assessor Market Value	\$374,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	Cuyahoga
Lot (acres)	0.23
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No

Deck · 396 ft²

Porch · 120 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 13, 2022	Resale	Warranty Deed	\$372,000	\$189	\$335K
Dec 1, 2017	Resale	Warranty Deed	\$259,500	\$132	\$234K
Jul 20, 2017	Foreclosure sale	Trustees Deed	\$167,000	\$85	
Jun 1, 1999	Resale	Grant Deed	\$163,000	\$83	\$147K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River High School	High	9–12	0.4 mi
Rocky River Middle School	Middle	6–8	0.5 mi
Goldwood Primary Elementary School	Elementary	KG–2	0.9 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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