

Single Family Residence **RESIDENTIAL**

2309 VALLEY VIEW DR

ROCKY RIVER, OH 44116

\$606,534 TopHap Estimate · \$334 / ft² · confidence 78 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,818 ft²

LIVING AREA

0.24 ac

LOT SIZE

1931

YEAR BUILT

2

STORIES

5

ROOMS

2

PARKING

VALUATION

\$607K

\$475K low

\$738K high

Last Sale

\$190,000 · Nov 9, 2007

Est. Owner Equity

\$391,634

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$8,356 (2024)
Assessed Value	\$151,170
Previous Assessed	\$120,970
Assessor Market Value	\$431,900

PROPERTY FACTS

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

Porch · 72 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 6, 2007	Resale	Grant Deed	\$190,000	\$105	\$152K

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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