

Single Family Residence **RESIDENTIAL**

2249 VALLEY VIEW DR

ROCKY RIVER, OH 44116

\$791,676 TopHap Estimate · \$250 / ft² · confidence 73 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

3,168 ft²

LIVING AREA

0.27 ac

LOT SIZE

1950

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$792K

\$574K low

\$1M high

Last Sale

\$267,000 · Mar 19, 2008

Est. Owner Equity

\$452,676

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$14,979 (2025)
Assessed Value	\$271,880
Assessor Market Value	\$776,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	CUYAHOGA
Lot (acres)	0.27
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 399 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 14, 2008	Resale	Grant Deed	\$267,000	\$84	\$240K
May 3, 2004	Resale	Grant Deed	\$330,000	\$104	\$258K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River Middle School	Middle	6–8	0.9 mi
Rocky River High School	High	9–12	1.3 mi
Goldwood Primary Elementary School	Elementary	KG–2	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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