

Single Family Residence **RESIDENTIAL**

2154 VALLEY VIEW DR

ROCKY RIVER, OH 44116

\$612,860 TopHap Estimate · \$323 / ft² · confidence 74 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,899 ft²

LIVING AREA

0.16 ac

LOT SIZE

1952

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$613K

\$452K low

\$774K high

Last Sale

\$260,000 · Apr 28, 2017

Est. Owner Equity

\$432,860

Loan-to-Value

29%

TAX & ASSESSMENT

Property Tax	\$7,675 (2024)
Assessed Value	\$138,850
Previous Assessed	\$114,660
Assessor Market Value	\$396,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	Cuyahoga
Lot (acres)	0.16
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached
Pool	No

Porch · 112 ft²

CLIMATE RISK

1
FLOOD

6
WILDFIRE

68
HEAT

63
STORM

30
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 25, 2017	Resale	Grant Deed	\$260,000	\$137	
Apr 25, 2017	Recorded document	Affidavit Of Death			
Apr 25, 2017	Recorded document	Affidavit Of Death			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River Middle School	Middle	6–8	0.9 mi
Rocky River High School	High	9–12	1.4 mi

Goldwood Primary Elementary School	Elementary	KG–2	2.0 mi
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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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