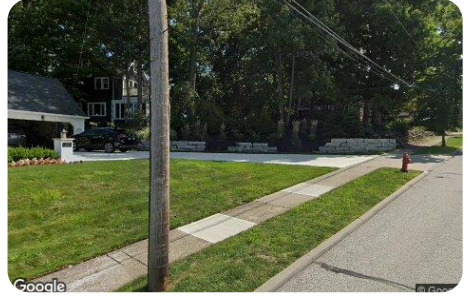


Single Family Residence **RESIDENTIAL**

2175 VALLEY VIEW DR

ROCKY RIVER, OH 44116

\$859,987 TopHap Estimate · \$348 / ft² · confidence 84 · as of Jul 14, 2026



3

BEDS

1

BATHS

2,470 ft²

LIVING AREA

0.45 ac

LOT SIZE

1964

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$860K

\$726K low

\$994K high

Last Sale

\$371,500 · Jul 30, 1999

Est. Owner Equity

\$102,987

Loan-to-Value

86%

TAX & ASSESSMENT

Property Tax	\$15,180 (2024)
Assessed Value	\$274,620
Previous Assessed	\$170,630
Assessor Market Value	\$784,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Cuyahoga
Lot (acres)	0.45
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 378 ft²

Porch · 150 ft²

CLIMATE RISK

95
FLOOD

11
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 5, 2021	Financing	Intrafamily Transfer			
Jul 30, 1999	Resale	Grant Deed	\$371,500	\$150	\$265K

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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