

Single Family Residence

RESIDENTIAL

2155 VALLEY VIEW DR

ROCKY RIVER, OH 44116

\$778,644 TopHap Estimate · \$317 / ft² · confidence 90 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

2,456 ft²
LIVING AREA

0.45 ac
LOT SIZE

1952
YEAR BUILT

1
STORIES

7
ROOMS

2
PARKING

VALUATION

\$779K

\$698K low

\$859K high

Last Sale

\$479,000 · Jun 14, 2023

Est. Owner Equity

\$0

Loan-to-Value

103%

TAX & ASSESSMENT

Property Tax	\$9,437 (2025)
Assessed Value	\$167,650
Assessor Market Value	\$479,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	CUYAHOGA
Lot (acres)	0.45
Construction	Frame (Unspecified)
Roof	Metal
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 336 ft²

Porch · 216 ft²

CLIMATE RISK

99
FLOOD

8
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
Mar 23, 2026	Quitclaim	Quit Claim Transfer			\$781K
Nov 9, 2024	Financing	Warranty Deed			
Nov 9, 2024	Financing	Intrafamily Transfer			
Jun 5, 2023	Resale	Warranty Deed	\$479,000	\$195	

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	2.1 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	Absentee owner
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