

Single Family Residence **RESIDENTIAL**

2296 VALLEY VIEW DR

ROCKY RIVER, OH 44116

\$453,564 TopHap Estimate · \$335 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,352 ft²

LIVING AREA

0.19 ac

LOT SIZE

1948

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$454K

\$399K low

\$508K high

Last Sale

\$263,000 · Jul 12, 2018

Est. Owner Equity

\$243,964

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$6,300 (2024)
Assessed Value	\$113,970
Previous Assessed	\$92,050
Assessor Market Value	\$325,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	Cuyahoga
Lot (acres)	0.19
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 132 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 9, 2018	Resale	Warranty Deed	\$263,000	\$195	\$210K
Jan 12, 2015	Resale	Warranty Deed	\$209,900	\$155	\$178K
Nov 18, 2011	Resale	Warranty Deed	\$184,500	\$136	\$157K
Dec 18, 2009	Resale	Trustees Deed	\$145,000	\$107	\$116K
Apr 30, 2004	Resale	Grant Deed	\$219,000	\$162	\$175K
May 19, 1997	Resale	Grant Deed	\$149,000	\$110	\$104K

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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