

Single Family Residence **RESIDENTIAL**

2282 VALLEY VIEW DR

ROCKY RIVER, OH 44116

\$498,545 TopHap Estimate · \$177 / ft² · confidence 82 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

2,821 ft²
LIVING AREA

0.21 ac
LOT SIZE

1950
YEAR BUILT

1
STORIES

7
ROOMS

2
PARKING

VALUATION

\$499K

\$411K low

\$586K high

Last Sale

\$163,000 · Jan 8, 1999

Est. Owner Equity

\$368,145

Loan-to-Value

26%

TAX & ASSESSMENT

Property Tax	\$10,119 (2025)
Assessed Value	\$179,760
Assessor Market Value	\$513,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	CUYAHOGA
Lot (acres)	0.21
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Patio · 294 ft²

Porch · 99 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 22, 2022	Financing	Intrafamily Transfer			
Jan 8, 1999	Resale	Grant Deed	\$163,000	\$58	\$130K
Aug 1, 1997	Quitclaim	Quit Claim Transfer			

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	Absentee owner
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