

Single Family Residence **RESIDENTIAL**

2278 VALLEY VIEW DR

ROCKY RIVER, OH 44116

\$537,594 TopHap Estimate · \$199 / ft² · confidence 83 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,696 ft²

LIVING AREA

0.23 ac

LOT SIZE

1947

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$538K

\$445K low

\$631K high

Last Sale

\$265,000 · Nov 29, 2012

Est. Owner Equity

\$215,344

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$8,494 (2024)
Assessed Value	\$153,660
Previous Assessed	\$127,440
Assessor Market Value	\$439,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Cuyahoga
Lot (acres)	0.23
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Shed · 96 ft²

Patio · 303 ft²

Porch · 144 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 23, 2012	Resale	Warranty Deed	\$265,000	\$98	\$225K

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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