

Single Family Residence **RESIDENTIAL**

2266 VALLEY VIEW DR

ROCKY RIVER, OH 44116

\$589,747 TopHap Estimate · \$190 / ft² · confidence 78 · as of Jul 14, 2026



3

BEDS

2

BATHS

3,108 ft²

LIVING AREA

0.26 ac

LOT SIZE

1941

YEAR BUILT

2

STORIES

7

ROOMS

1

PARKING

VALUATION

\$590K

\$460K low

\$720K high

Last Sale

\$275,000 · Sep 7, 2017

Est. Owner Equity

\$225,537

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$9,952 (2024)
Assessed Value	\$176,230
Previous Assessed	\$138,500
Assessor Market Value	\$503,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Cuyahoga
Lot (acres)	0.26
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 204 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 31, 2017	Resale	Warranty Deed	\$275,000	\$88	\$220K
Mar 15, 2017	Recorded document	Affidavit Of Death			
Jan 21, 2005	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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