

Single Family Residence **RESIDENTIAL**

2242 VALLEY VIEW DR

ROCKY RIVER, OH 44116

\$475,099 TopHap Estimate · \$283 / ft² · confidence 83 · as of Jul 14, 2026



3
BEDS

1.5
BATHS

1,680 ft²
LIVING AREA

0.3 ac
LOT SIZE

1947
YEAR BUILT

1
STORIES

6
ROOMS

2
PARKING

VALUATION

\$475K

\$392K low

\$558K high

Last Sale

\$174,900 · Feb 23, 1999

Est. Owner Equity

\$222,699

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$6,686 (2025)
Assessed Value	\$120,190
Assessor Market Value	\$343,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	CUYAHOGA
Lot (acres)	0.30
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	None
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 23, 1999	Resale	Grant Deed	\$174,900	\$104	\$157K

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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