

Single Family Residence **RESIDENTIAL**

## 2295 VALLEY VIEW DR

ROCKY RIVER, OH 44116

**\$780,147** TopHap Estimate · \$376 / ft<sup>2</sup> · confidence 85 · as of Jul 14, 2026



**2**

BEDS

**2**

BATHS

**2,077 ft<sup>2</sup>**

LIVING AREA

**0.23 ac**

LOT SIZE

**1950**

YEAR BUILT

**2**

STORIES

**5**

ROOMS

**2**

PARKING

### VALUATION

**\$780K**

\$667K low

\$893K high

Last Sale

**\$392,500 · Jan 17, 2014**

Est. Owner Equity

**\$378,167**

Loan-to-Value

**51%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$10,517 (2024) |
| Assessed Value        | \$190,260       |
| Previous Assessed     | \$177,460       |
| Assessor Market Value | \$543,600       |

## PROPERTY FACTS

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

Deck · 108 ft²

Porch · 108 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Jan 17, 2014 | Resale    | Warranty Deed       | \$392,500 | \$189  | \$290K |
| Apr 22, 2013 | Quitclaim | Quit Claim Transfer |           |        |        |
| Oct 28, 2003 | Resale    | Grant Deed          | \$312,500 | \$150  | \$250K |
| Jul 23, 1999 | Resale    | Grant Deed          | \$227,000 | \$109  | \$170K |

## 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<br>CRIME INDEX | 105<br>AIR POLLUTION | 22,175<br>POPULATION | \$96K<br>MEDIAN IN-COME | 50°F<br>AVG TEMP | 49%<br>SUNSHINE |
|-------------------|----------------------|----------------------|-------------------------|------------------|-----------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|