

Single Family Residence **RESIDENTIAL**

## 2285 VALLEY VIEW DR

ROCKY RIVER, OH 44116

**\$833,676** TopHap Estimate · \$402 / ft<sup>2</sup> · confidence 75 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**2,076 ft<sup>2</sup>**

LIVING AREA

**0.23 ac**

LOT SIZE

**1964**

YEAR BUILT

**2**

STORIES

**9**

ROOMS

**2**

PARKING

### VALUATION

**\$834K**

\$622K low

\$1M high

Last Sale

**\$407,500 · Jan 15, 2019**

Est. Owner Equity

**\$466,926**

Loan-to-Value

**43%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,273 (2024) |
| Assessed Value        | \$131,570      |
| Previous Assessed     | \$142,630      |
| Assessor Market Value | \$375,900      |

## 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 · 32 ft²

Porch · 280 ft²

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT² | LOAN   |
|--------------|--------|------------|-----------|--------|--------|
| Jan 14, 2019 | Resale | Grant Deed | \$407,500 | \$196  | \$367K |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| Rocky River Middle School          | Middle     | 6–8    | 0.9 mi   |
| Rocky River High School            | High       | 9–12   | 1.3 mi   |
| Goldwood Primary Elementary School | Elementary | KG–2   | 2.0 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>52</b><br>CRIME INDEX | <b>105</b><br>AIR POLLUTION | <b>22,175</b><br>POPULATION | <b>\$96K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>49%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|