

Single Family Residence **RESIDENTIAL**

## 2618 NORTHVIEW RD

ROCKY RIVER, OH 44116

**\$311,023** TopHap Estimate · \$306 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**3**

BEDS

**1**

BATHS

**1,016 ft<sup>2</sup>**

LIVING AREA

**0.25 ac**

LOT SIZE

**1955**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

**2**

PARKING

### VALUATION

**\$311K**

\$279K low

\$343K high

Last Sale

**\$156,500 · May 12, 2005**

Est. Owner Equity

**\$158,528**

Loan-to-Value

**50%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,164 (2025) |
| Assessed Value        | \$93,730       |
| Assessor Market Value | \$267,800      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Ranch                            |
| County        | CUYAHOGA                         |
| Lot (acres)   | 0.25                             |
| Roof          | Asphalt                          |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | None                             |
| Garage        | Garage, Detached                 |
| Pool          | No                               |
| View          | Traffic                          |

Porch · 258 ft²

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN  |
|--------------|--------|---------------|-----------|--------|-------|
| May 12, 2005 | Resale | Warranty Deed | \$156,500 | \$154  | \$97K |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| Rocky River High School            | High       | 9–12   | 0.5 mi   |
| Rocky River Middle School          | Middle     | 6–8    | 0.7 mi   |
| Goldwood Primary Elementary School | Elementary | KG–2   | 0.7 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> |
|-----------|-----------------------|