

Single Family Residence **RESIDENTIAL**

2262 NORTHVIEW RD

ROCKY RIVER, OH 44116

\$392,167 TopHap Estimate · \$242 / ft² · confidence 83 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,622 ft²

LIVING AREA

0.17 ac

LOT SIZE

1925

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$392K

\$327K low

\$458K high

Last Sale

\$345,000 · May 17, 2024

Est. Owner Equity

\$47,167

Loan-to-Value

89%

TAX & ASSESSMENT

Property Tax	\$5,247 (2024)
Assessed Value	\$94,920
Previous Assessed	\$80,500
Assessor Market Value	\$271,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	Cuyahoga
Lot (acres)	0.17
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No

Deck · 100 ft²

Porch · 216 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 15, 2024	Resale	Warranty Deed	\$345,000	\$213	\$345K
May 11, 2020	Resale	Warranty Deed	\$230,000	\$142	\$196K
Jul 28, 2006	Resale	Warranty Deed	\$163,000	\$100	\$130K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River High School	High	9–12	0.3 mi
Rocky River Middle School	Middle	6–8	0.6 mi
Goldwood Primary Elementary School	Elementary	KG–2	0.8 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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