

Single Family Residence **RESIDENTIAL**

2324 VALLEY VIEW DR

ROCKY RIVER, OH 44116

\$476,427 TopHap Estimate · \$360 / ft² · confidence 86 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,324 ft²

LIVING AREA

0.18 ac

LOT SIZE

1951

YEAR BUILT

2

STORIES

5

ROOMS

2

PARKING

VALUATION

\$476K

\$410K low

\$543K high

Last Sale

\$237,500 · Mar 28, 2014

Est. Owner Equity

\$280,727

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$5,878 (2024)
Assessed Value	\$106,340
Previous Assessed	\$115,540
Assessor Market Value	\$303,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	Cuyahoga
Lot (acres)	0.18
Roof	Asphalt
Heating	Forced Air
Cooling	None
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 171 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 27, 2014	Resale	Warranty Deed	\$237,500	\$179	\$226K
Apr 16, 2010	Resale	Warranty Deed	\$210,000	\$159	\$168K
Mar 8, 2006	Resale	Warranty Deed	\$179,900	\$136	\$144K

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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