

Single Family Residence **RESIDENTIAL**

2101 VALLEY VIEW DR

ROCKY RIVER, OH 44116

\$1,343,327 TopHap Estimate · \$530 / ft² · confidence 84 · as of Jul 14, 2026



3

BEDS

4

BATHS

2,535 ft²

LIVING AREA

0.62 ac

LOT SIZE

1939

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$1.3M

\$1.1M low

\$1.6M high

Last Sale

\$640,000 · Jan 28, 2022

Est. Owner Equity

\$831,327

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$12,382 (2024)
Assessed Value	\$224,010
Previous Assessed	\$224,010
Assessor Market Value	\$640,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Cuyahoga
Lot (acres)	0.62
Construction	Frame (Unspecified)
Roof	Slate
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Basement
Pool	No

CLIMATE RISK

83 FLOOD	11 WILDFIRE	68 HEAT	63 STORM	30 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 7, 2026	Financing	Transfer On Death Deed			
Jan 25, 2022	Resale	Warranty Deed	\$640,000	\$252	\$512K
Dec 7, 2021	Non-arms-length	Sheriffs Deed	\$452,100	\$178	
Jul 25, 2006	Resale	Warranty Deed	\$663,204	\$262	\$597K
Jun 15, 2004	Resale	Grant Deed	\$500,000	\$197	\$39K
Dec 23, 2002	Resale	Grant Deed	\$552,000	\$218	\$442K
Jun 28, 2001	Resale	Grant Deed	\$452,000	\$178	\$362K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River Middle School	Middle	6–8	0.9 mi
Rocky River High School	High	9–12	1.4 mi
Goldwood Primary Elementary School	Elementary	KG–2	2.1 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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