

Single Family Residence

RESIDENTIAL

2226 NORTHVIEW RD

ROCKY RIVER, OH 44116

\$344,775 TopHap Estimate · \$231 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,493 ft²

LIVING AREA

2.09 ac

LOT SIZE

1909

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$345K

\$311K low

\$379K high

Last Sale

\$300,000 · Jun 15, 2022

Est. Owner Equity

\$53,775

Loan-to-Value

86%

TAX & ASSESSMENT

Property Tax	\$5,819 (2024)
Assessed Value	\$105,010
Previous Assessed	\$99,690
Assessor Market Value	\$300,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Cuyahoga
Lot (acres)	2.09
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 11, 2022	Resale	Warranty Deed	\$300,000	\$201	\$291K
Oct 19, 2016	Resale	Warranty Deed	\$255,000	\$171	\$250K
Jun 23, 2009	Quitclaim	Quit Claim Transfer			
Dec 13, 2004	Resale	Grant Deed	\$192,500	\$129	\$191K
Aug 24, 2001	Resale	Grant Deed	\$172,000	\$115	\$102K
Jan 13, 1998	Resale	Grant Deed	\$151,000	\$101	\$128K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River High School	High	9–12	0.3 mi
Rocky River Middle School	Middle	6–8	0.5 mi
Goldwood Primary Elementary School	Elementary	KG–2	0.9 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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