

Single Family Residence **RESIDENTIAL**

2450 NORTHVIEW RD

ROCKY RIVER, OH 44116

\$354,231 TopHap Estimate · \$187 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,891 ft²

LIVING AREA

0.17 ac

LOT SIZE

1927

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$354K

\$330K low

\$379K high

Last Sale

\$161,000 · Jun 29, 2012

Est. Owner Equity

\$112,231

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$5,381 (2024)
Assessed Value	\$97,340
Previous Assessed	\$88,240
Assessor Market Value	\$278,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	Cuyahoga
Lot (acres)	0.17
Roof	Asphalt
Heating	Forced Air
Cooling	None
Garage	Garage, Detached
Pool	No

Porch · 192 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 28, 2012	Resale	Warranty Deed	\$161,000	\$85	\$158K
Oct 24, 2008	Resale	Warranty Deed	\$128,000	\$68	
Oct 24, 2008	Resale	Warranty Deed	\$155,000	\$82	\$139K
Sep 17, 2004	Resale	Warranty Deed	\$185,000	\$98	\$172K
Jun 27, 2002	Resale	Grant Deed	\$135,000	\$71	
Jun 27, 2002	Resale	Grant Deed	\$189,500	\$100	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River High School	High	9–12	0.5 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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