

Single Family Residence

RESIDENTIAL

2235 VALLEY VIEW DR

ROCKY RIVER, OH 44116

\$710,250 TopHap Estimate · \$308 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,307 ft²

LIVING AREA

0.23 ac

LOT SIZE

1948

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$710K

\$637K low

\$784K high

Last Sale

\$307,000 · Dec 8, 2005

Est. Owner Equity

\$710,250

TAX & ASSESSMENT

Property Tax	\$10,235 (2024)
Assessed Value	\$185,160
Previous Assessed	\$163,490
Assessor Market Value	\$529,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	Cuyahoga
Lot (acres)	0.23
Roof	Slate
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Deck · 95 ft²

Porch · 140 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 7, 2023	Financing	Transfer On Death Deed			
Mar 27, 2023	Financing	Transfer On Death Deed			
Nov 28, 2005	Resale	Warranty Deed	\$307,000	\$133	\$165K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River Middle School	Middle	6–8	0.9 mi
Rocky River High School	High	9–12	1.3 mi
Goldwood Primary Elementary School	Elementary	KG–2	2.0 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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