

Single Family Residence **RESIDENTIAL**

2261 VALLEY VIEW DR

ROCKY RIVER, OH 44116

\$760,746 TopHap Estimate · \$221 / ft² · confidence 70 · as of Jul 14, 2026



4

BEDS

2

BATHS

3,435 ft²

LIVING AREA

0.23 ac

LOT SIZE

1952

YEAR BUILT

2

STORIES

10

ROOMS

2

PARKING

VALUATION

\$761K

\$532K low

\$989K high

Est. Owner Equity

\$555,146

Loan-to-Value

27%

TAX & ASSESSMENT

Property Tax	\$11,668 (2024)
Assessed Value	\$220,890
Previous Assessed	\$153,200
Assessor Market Value	\$631,100

PROPERTY FACTS

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

Porch · 44 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 30, 2005	Resale	Warranty Deed	\$240,000	\$70	

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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