

Single Family Residence **RESIDENTIAL**

2205 VALLEY VIEW DR

ROCKY RIVER, OH 44116

\$965,742 TopHap Estimate · \$342 / ft² · confidence 87 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,821 ft²

LIVING AREA

0.33 ac

LOT SIZE

1951

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$966K

\$839K low

\$1.1M high

Last Sale

\$630,000 · May 18, 2018

Est. Owner Equity

\$649,742

Loan-to-Value

32%

TAX & ASSESSMENT

Property Tax	\$12,891 (2024)
Assessed Value	\$233,210
Previous Assessed	\$220,510
Assessor Market Value	\$666,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	Cuyahoga
Lot (acres)	0.33
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Deck · 288 ft²

Porch · 225 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 17, 2018	Resale	Warranty Deed	\$830,000	\$294	\$325K
Oct 2, 2015	Resale	Grant Deed	\$375,000	\$133	\$342K
May 19, 2003	Financing	Grant Deed			\$200K

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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