

Single Family Residence **RESIDENTIAL**

2220 VALLEY VIEW DR

ROCKY RIVER, OH 44116

\$901,834 TopHap Estimate · \$310 / ft² · confidence 86 · as of Jul 14, 2026



5
BEDS

3
BATHS

2,905 ft²
LIVING AREA

0.38 ac
LOT SIZE

1950
YEAR BUILT

2
STORIES

8
ROOMS

2
PARKING

VALUATION

\$902K

\$780K low

\$1M high

Last Sale

\$799,900 · Nov 22, 2024

Est. Owner Equity

\$261,914

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$11,475 (2024)
Assessed Value	\$207,590
Previous Assessed	\$190,820
Assessor Market Value	\$593,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	Cuyahoga
Lot (acres)	0.38
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 12 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 21, 2024	Resale	Survivorship Deed	\$799,900	\$275	\$640K
Jun 26, 2012	Resale	Grant Deed	\$402,500	\$139	\$322K
Feb 27, 2008	Quitclaim	Quit Claim Transfer			
Nov 13, 2006	Quitclaim	Quit Claim Transfer			
May 6, 2003	Resale	Grant Deed	\$220,000	\$76	\$176K
Feb 2, 1998	Resale	Grant Deed	\$156,000	\$54	\$140K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River Middle School	Middle	6–8	0.8 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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