

Single Family Residence **RESIDENTIAL**

2393 VALLEY VIEW DR

ROCKY RIVER, OH 44116

\$559,175 TopHap Estimate · \$281 / ft² · confidence 81 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,988 ft²

LIVING AREA

0.23 ac

LOT SIZE

1939

YEAR BUILT

2

STORIES

5

ROOMS

2

PARKING

VALUATION

\$559K

\$455K low

\$664K high

Est. Owner Equity

\$311,853

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$7,598 (2024)
Assessed Value	\$137,450
Previous Assessed	\$114,140
Assessor Market Value	\$392,700

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
Pool	No

Porch · 104 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 6, 2001	Non-arms-length	Grant Deed	\$110,000	\$55	\$109K

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	1.9 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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