

Single Family Residence **RESIDENTIAL**

2359 VALLEY VIEW DR

ROCKY RIVER, OH 44116

\$725,466 TopHap Estimate · \$330 / ft² · confidence 86 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,198 ft²

LIVING AREA

0.25 ac

LOT SIZE

1940

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$725K

\$624K low

\$827K high

Last Sale

\$292,500 · Jul 25, 2011

Est. Owner Equity

\$467,466

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$10,460 (2024)
Assessed Value	\$185,220
Previous Assessed	\$165,590
Assessor Market Value	\$529,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Cuyahoga
Lot (acres)	0.25
Roof	Slate
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 350 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 15, 2011	Resale	Warranty Deed	\$292,500	\$133	\$258K
Apr 7, 2011	Resale	Warranty Deed	\$151,000	\$69	
Jan 10, 2011	Resale	Trustees Deed	\$133,334	\$61	
Oct 14, 1999	Resale	Grant Deed	\$240,000	\$109	\$192K

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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