

Single Family Residence **RESIDENTIAL**

2121 VALLEY VIEW DR

ROCKY RIVER, OH 44116

\$1,127,204 TopHap Estimate · \$261 / ft² · confidence 86 · as of Jul 14, 2026



4
BEDS

4
BATHS

4,324 ft²
LIVING AREA

0.29 ac
LOT SIZE

1973
YEAR BUILT

2
STORIES

9
ROOMS

2
PARKING

VALUATION

\$1.1M

\$969K low

\$1.3M high

Last Sale

\$1,050,000 · Jul 11, 2025

Est. Owner Equity

\$1,127,204

TAX & ASSESSMENT

Property Tax	\$18,550 (2024)
Assessed Value	\$335,590
Previous Assessed	\$335,590
Assessor Market Value	\$958,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	Cuyahoga
Lot (acres)	0.29
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 54 ft²

CLIMATE RISK

99
FLOOD

10
WILDFIRE

68
HEAT

63
STORM

30
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 7, 2025	Resale	Deed	\$1,050,000	\$243	
Sep 29, 2006	Quitclaim	Quit Claim Transfer			
Sep 19, 2006	Quitclaim	Quit Claim Transfer			
Sep 28, 1999	Resale	Grant Deed	\$250,000	\$58	\$200K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River Middle School	Middle	6–8	0.9 mi
Rocky River High School	High	9–12	1.4 mi
Goldwood Primary Elementary School	Elementary	KG–2	2.1 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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