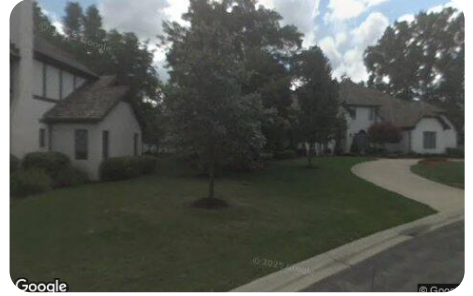


Single Family Residence **RESIDENTIAL**

## 2 WESTHAMPTON DR

ROCKY RIVER, OH 44116

**\$1,010,236** TopHap Estimate · \$204 / ft<sup>2</sup> · confidence 83 · as of Jul 14, 2026



**4**

BEDS

**4**

BATHS

**4,956 ft<sup>2</sup>**  
LIVING AREA

**0.11 ac**  
LOT SIZE

**1999**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

**3**

PARKING

### VALUATION

**\$1M**

\$842K low

\$1.2M high

Last Sale

**\$552,000 · Jul 17, 2009**

Est. Owner Equity

**\$260,236**

Loan-to-Value

**75%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$23,890 (2024) |
| Assessed Value        | \$432,190       |
| Previous Assessed     | \$249,140       |
| Assessor Market Value | \$1,234,800     |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Colonial                |
| County        | Cuyahoga                |
| Lot (acres)   | 0.11                    |
| Roof          | Asphalt                 |
| Heating       | Forced Air              |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|---------------|-----------|--------------------|--------|
| Jul 14, 2009 | Resale | Grant Deed    | \$552,000 | \$111              | \$410K |
| Aug 2, 2006  | Resale | Warranty Deed | \$625,000 | \$126              |        |
| Jun 20, 2000 | Resale | Grant Deed    | \$821,800 | \$166              |        |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| Rocky River High School            | High       | 9–12   | 0.5 mi   |
| Goldwood Primary Elementary School | Elementary | KG–2   | 0.6 mi   |
| Rocky River Middle School          | Middle     | 6–8    | 1.0 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>52</b><br>CRIME INDEX | <b>105</b><br>AIR POLLUTION | <b>22,175</b><br>POPULATION | <b>\$96K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>49%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|