

Single Family Residence **RESIDENTIAL**

1 WESTFIELD LN

ROCKY RIVER, OH 44116

\$596,703 TopHap Estimate · \$214 / ft² · confidence 87 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,786 ft²
LIVING AREA

0.16 ac
LOT SIZE

1986
YEAR BUILT

1
STORIES

7
ROOMS

2
PARKING

VALUATION

\$597K

\$519K low

\$674K high

Last Sale

\$363,250 · Aug 14, 2017

Est. Owner Equity

\$346,703

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$8,312 (2025)
Assessed Value	\$161,000
Assessor Market Value	\$460,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	CUYAHOGA
Lot (acres)	0.15
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Garage, Attached
Pool	No

Porch · 10 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 25, 2026	Financing	Mortgage			\$250K
Aug 11, 2017	Resale	Warranty Deed	\$363,250	\$130	\$300K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River High School	High	9–12	0.3 mi
Rocky River Middle School	Middle	6–8	0.5 mi
Goldwood Primary Elementary School	Elementary	KG–2	0.9 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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