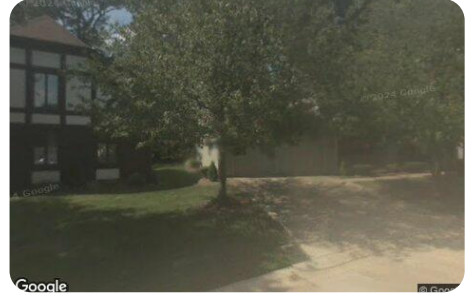


Single Family Residence **RESIDENTIAL**

9 WESTFIELD LN

ROCKY RIVER, OH 44116

\$557,343 TopHap Estimate · \$216 / ft² · confidence 75 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,578 ft²

LIVING AREA

0.21 ac

LOT SIZE

1982

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$557K

\$417K low

\$698K high

Last Sale

\$550,000 · Apr 10, 2026

Est. Owner Equity

\$34,843

Loan-to-Value

94%

TAX & ASSESSMENT

Property Tax	\$8,119 (2025)
Assessed Value	\$157,500
Assessor Market Value	\$450,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	CUYAHOGA
Lot (acres)	0.21
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 160 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 9, 2026	Resale	Fiduciary Deed	\$550,000	\$213	\$523K
Apr 11, 2017	Quitclaim	Quit Claim Transfer			

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	0.8 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	Absentee owner
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