

Single Family Residence **RESIDENTIAL**

20055 WESTHAVEN LN

ROCKY RIVER, OH 44116

\$524,810 TopHap Estimate · \$238 / ft² · confidence 84 · as of Jul 14, 2026



5
BEDS

2.5
BATHS

2,203 ft²
LIVING AREA

0.3 ac
LOT SIZE

1962
YEAR BUILT

2
STORIES

9
ROOMS

2
PARKING

VALUATION

\$525K

\$440K low

\$610K high

Last Sale

\$325,000 · Jan 12, 2018

Est. Owner Equity

\$44,110

Loan-to-Value

93%

TAX & ASSESSMENT

Property Tax	\$8,452 (2025)
Assessed Value	\$153,405
Assessor Market Value	\$438,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	CUYAHOGA
Lot (acres)	0.30
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 11, 2018	Resale	Warranty Deed	\$325,000	\$148	\$293K
Jan 11, 2018	Quitclaim	Quit Claim Transfer			
Jun 1, 2006	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Goldwood Primary Elementary School	Elementary	KG–2	0.9 mi
Rocky River High School	High	9–12	1.3 mi
Rocky River Middle School	Middle	6–8	1.4 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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