

Single Family Residence **RESIDENTIAL**

2322 WINFIELD AVE

ROCKY RIVER, OH 44116

\$623,031 TopHap Estimate · \$200 / ft² · confidence 91 · as of Jul 14, 2026



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4

BEDS

3

BATHS

3,120 ft²

LIVING AREA

0.23 ac

LOT SIZE

1940

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$623K

\$566K low

\$680K high

Last Sale

\$394,000 · Sep 21, 2018

Est. Owner Equity

\$141,631

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$11,353 (2024)
Assessed Value	\$201,040
Previous Assessed	\$145,710
Assessor Market Value	\$574,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Cuyahoga
Lot (acres)	0.23
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 112 ft²

Shed · 96 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 14, 2018	Resale	Warranty Deed	\$394,000	\$126	\$345K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River Middle School	Middle	6–8	0.8 mi
Rocky River High School	High	9–12	1.2 mi
Goldwood Primary Elementary School	Elementary	KG–2	1.9 mi

District: Rocky River City School District



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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