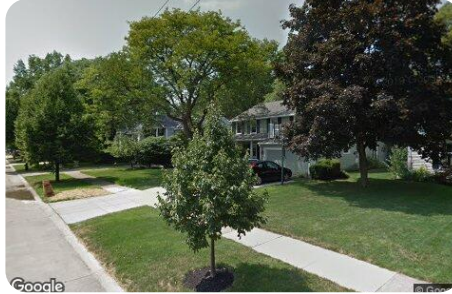


Single Family Residence **RESIDENTIAL**

20202 WESTHAVEN LN

ROCKY RIVER, OH 44116

\$493,495 TopHap Estimate · \$204 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,424 ft²

LIVING AREA

0.32 ac

LOT SIZE

1962

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$493K

\$433K low

\$554K high

Last Sale

\$177,800 · Sep 30, 1998

Est. Owner Equity

\$222,695

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$8,795 (2024)
Assessed Value	\$159,120
Previous Assessed	\$117,500
Assessor Market Value	\$454,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Cuyahoga
Lot (acres)	0.32
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Porch · 20 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 9, 2024	Financing	Transfer On Death Deed			
Sep 21, 1998	Resale	Grant Deed	\$195,500	\$81	\$176K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Goldwood Primary Elementary School	Elementary	KG–2	0.9 mi
Rocky River High School	High	9–12	1.2 mi
Rocky River Middle School	Middle	6–8	1.3 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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