

Single Family Residence **RESIDENTIAL**

20353 WESTHAVEN LN

ROCKY RIVER, OH 44116

\$636,965 TopHap Estimate · \$295 / ft² · confidence 86 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,162 ft²
LIVING AREA

0.34 ac
LOT SIZE

1965
YEAR BUILT

2
STORIES

7
ROOMS

2
PARKING

VALUATION

\$637K

\$548K low

\$726K high

Last Sale

\$375,000 · Sep 30, 2016

Est. Owner Equity

\$356,965

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$9,522 (2024)
Assessed Value	\$172,270
Previous Assessed	\$137,060
Assessor Market Value	\$492,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Cuyahoga
Lot (acres)	0.34
Roof	Asphalt
Heating	Forced Air
Cooling	None
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 450 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 28, 2016	Resale	Grant Deed	\$375,000	\$173	\$295K
Jul 24, 2014	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

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