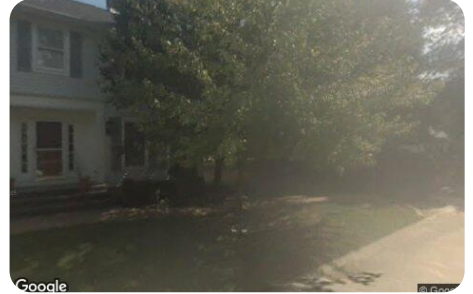


Single Family Residence **RESIDENTIAL**

3 WESTFIELD LN

ROCKY RIVER, OH 44116

\$768,163 TopHap Estimate · \$242 / ft² · confidence 91 · as of Jul 14, 2026



5

BEDS

3

BATHS

3,168 ft²

LIVING AREA

0.17 ac

LOT SIZE

1986

YEAR BUILT

2

STORIES

10

ROOMS

2

PARKING

VALUATION

\$768K

\$697K low

\$839K high

Last Sale

\$405,000 · Jun 9, 2008

Est. Owner Equity

\$220,276

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$9,558 (2024)
Assessed Value	\$172,910
Previous Assessed	\$167,800
Assessor Market Value	\$494,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Cuyahoga
Lot (acres)	0.17
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 594 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 4, 2008	Resale	Grant Deed	\$405,000	\$128	\$350K
Oct 29, 2003	Quitclaim	Quit Claim Transfer			\$329K
Oct 31, 2001	Resale	Grant Deed	\$350,000	\$110	\$35K

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	0.9 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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