

Single Family Residence **RESIDENTIAL**

20323 WESTHAVEN LN

ROCKY RIVER, OH 44116

\$798,419 TopHap Estimate · \$307 / ft² · confidence 89 · as of Jul 14, 2026



5
BEDS

2.5
BATHS

2,601 ft²
LIVING AREA

0.32 ac
LOT SIZE

1963
YEAR BUILT

2
STORIES

9
ROOMS

2
PARKING

VALUATION

\$798K

\$707K low

\$890K high

Last Sale

\$722,500 · Oct 6, 2023

Est. Owner Equity

\$798,419

TAX & ASSESSMENT

Property Tax	\$13,933 (2025)
Assessed Value	\$252,875
Assessor Market Value	\$722,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	CUYAHOGA
Lot (acres)	0.32
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 648 ft²

Porch · 125 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 1, 2023	Resale	Deed	\$722,500	\$278	
Oct 12, 2022	Financing	Intrafamily Transfer			
Sep 22, 2016	Resale	Grant Deed	\$370,000	\$142	\$296K
Sep 25, 2013	Quitclaim	Quit Claim Transfer			\$145K
May 23, 2009	Resale	Warranty Deed	\$280,000	\$108	\$224K
Jul 1, 2005	Resale	Grant Deed	\$254,000	\$98	\$203K

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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