

Single Family Residence **RESIDENTIAL**

5 WESTFIELD LN

ROCKY RIVER, OH 44116

\$749,473 TopHap Estimate · \$237 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

4

BATHS

3,158 ft²

LIVING AREA

0.38 ac

LOT SIZE

1990

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$749K

\$677K low

\$822K high

Last Sale

\$299,000 · Jan 13, 2012

Est. Owner Equity

\$460,273

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$9,286 (2024)
Assessed Value	\$168,000
Previous Assessed	\$148,750
Assessor Market Value	\$480,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Cuyahoga
Lot (acres)	0.38
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Deck · 602 ft²

Porch · 39 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 7, 2012	Quitclaim	Quit Claim Transfer			
Jan 11, 2012	Resale	Warranty Deed	\$299,000	\$95	\$239K
Nov 7, 2002	Resale	Grant Deed	\$395,000	\$125	\$301K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River High School	High	9–12	0.2 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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