

Single Family Residence **RESIDENTIAL**

8 WESTFIELD LN

ROCKY RIVER, OH 44116

\$536,026 TopHap Estimate · \$160 / ft² · confidence 86 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,340 ft²

LIVING AREA

0.23 ac

LOT SIZE

1985

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$536K

\$461K low

\$611K high

Last Sale

\$425,000 · Aug 16, 2021

Est. Owner Equity

\$196,026

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$9,674 (2024)
Assessed Value	\$175,010
Previous Assessed	\$170,840
Assessor Market Value	\$500,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Cuyahoga
Lot (acres)	0.23
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 470 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 12, 2021	Resale	Deed	\$425,000	\$127	\$340K
Aug 5, 2010	Quitclaim	Quit Claim Transfer			
Jun 28, 2010	Non-arms-length	Warranty Deed	\$2,338	\$1	
Aug 24, 2007	Recorded document	Affidavit Of Death			
Feb 10, 2006	Quitclaim	Quit Claim Transfer			

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	0.8 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
--------------------------------------	---	---	--	-------------------------------------	------------------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------