

Single Family Residence **RESIDENTIAL**

4 WESTFIELD LN

ROCKY RIVER, OH 44116

\$594,221 TopHap Estimate · \$280 / ft² · confidence 85 · as of Jul 14, 2026



2

BEDS

2

BATHS

2,121 ft²

LIVING AREA

0.3 ac

LOT SIZE

1991

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$594K

\$503K low

\$686K high

Last Sale

\$550,000 · Feb 25, 2025

Est. Owner Equity

\$154,221

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$8,248 (2024)
Assessed Value	\$159,010
Previous Assessed	\$143,330
Assessor Market Value	\$454,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cuyahoga
Lot (acres)	0.30
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 20, 2025	Resale	Fiduciary Deed	\$550,000	\$259	\$440K
Aug 12, 2005	Quitclaim	Quit Claim Transfer			
Aug 1, 2001	Resale	Grant Deed	\$285,000	\$134	\$228K

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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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