

Single Family Residence **RESIDENTIAL**

2 WESTFIELD LN

ROCKY RIVER, OH 44116

\$369,789 TopHap Estimate · \$240 / ft² · confidence 90 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,541 ft²

LIVING AREA

0.17 ac

LOT SIZE

1985

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$370K

\$335K low

\$405K high

Last Sale

\$307,000 · Apr 21, 2022

Est. Owner Equity

\$369,789

TAX & ASSESSMENT

Property Tax	\$5,774 (2024)
Assessed Value	\$114,250
Previous Assessed	\$56,810
Assessor Market Value	\$326,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cuyahoga
Lot (acres)	0.17
Foundation	Mat/Raft Foundation (Slab)
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 224 ft²

Porch · 120 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 20, 2022	Resale	Warranty Deed	\$307,000	\$199	
Mar 28, 2022	Financing	Affidavit Of Death Of Joint Tenant			

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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