

Single Family Residence **RESIDENTIAL**

# 3514 PALMER DR

ROCKY RIVER, OH 44116

**\$496,315** TopHap Estimate · \$251 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**5**  
BEDS

**2**  
BATHS

**1,976 ft<sup>2</sup>**  
LIVING AREA

**0.24 ac**  
LOT SIZE

**1968**  
YEAR BUILT

**2**  
STORIES

**10**  
ROOMS

**2**  
PARKING

## VALUATION

**\$496K**

\$451K low

\$541K high

Last Sale

**\$400,000 · Nov 5, 2021**

Est. Owner Equity

**\$136,315**

Loan-to-Value

**72%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,739 (2024) |
| Assessed Value        | \$140,010      |
| Previous Assessed     | \$105,740      |
| Assessor Market Value | \$400,000      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Colonial                |
| County        | Cuyahoga                |
| Lot (acres)   | 0.24                    |
| Roof          | Asphalt                 |
| Heating       | Forced Air              |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Porch · 374 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                               | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|------------------------------------|-----------|--------|--------|
| Oct 20, 2021 | Resale    | Warranty Deed                      | \$400,000 | \$202  | \$360K |
| Oct 20, 2021 | Financing | Affidavit Of Death Of Joint Tenant |           |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| Goldwood Primary Elementary School | Elementary | KG–2   | 0.8 mi   |
| Rocky River High School            | High       | 9–12   | 1.7 mi   |
| Rocky River Middle School          | Middle     | 6–8    | 2.1 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

|                                      |                                         |                                         |                                            |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>52</div> <div>CRIME INDEX</div> | <div>105</div> <div>AIR POLLUTION</div> | <div>22,175</div> <div>POPULATION</div> | <div>\$96K</div> <div>MEDIAN IN-COME</div> | <div>50°F</div> <div>AVG TEMP</div> | <div>49%</div> <div>SUNSHINE</div> |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

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