

Single Family Residence **RESIDENTIAL**

## 2702 CARMEN DR

ROCKY RIVER, OH 44116

**\$356,852** TopHap Estimate · \$191 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,869 ft<sup>2</sup>**

LIVING AREA

**0.18 ac**

LOT SIZE

**1956**

YEAR BUILT

**2**

STORIES

**7**

ROOMS

**2**

PARKING

### VALUATION

**\$357K**

**\$331K low**

**\$383K high**

Last Sale

**\$135,000 · Aug 8, 2013**

Est. Owner Equity

**\$311,852**

Loan-to-Value

**13%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,595 (2024) |
| Assessed Value        | \$92,930       |
| Previous Assessed     | \$92,930       |
| Assessor Market Value | \$265,500      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Cape Cod                |
| County        | Cuyahoga                |
| Lot (acres)   | 0.18                    |
| Roof          | Asphalt                 |
| Heating       | Forced Air              |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Patio · 496 ft²

Porch · 143 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                   | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|------------------------|-----------|--------|--------|
| Apr 9, 2025  | Financing | Transfer On Death Deed |           |        |        |
| Apr 19, 2024 | Financing | Intrafamily Transfer   |           |        |        |
| Aug 7, 2013  | Resale    | Warranty Deed          | \$135,000 | \$72   | \$45K  |
| Aug 23, 1999 | Resale    | Grant Deed             | \$158,900 | \$85   | \$135K |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| Rocky River High School            | High       | 9–12   | 0.5 mi   |
| Goldwood Primary Elementary School | Elementary | KG–2   | 0.6 mi   |
| Rocky River Middle School          | Middle     | 6–8    | 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

|                                      |                                         |                                         |                                            |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <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 |
|-----------|----------------|