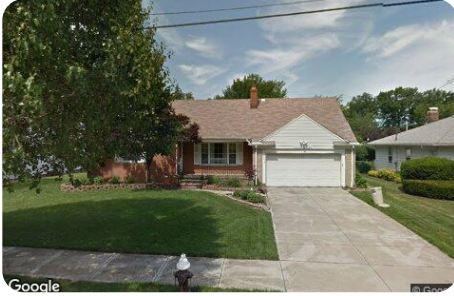


Single Family Residence **RESIDENTIAL**

2652 CARMEN DR

ROCKY RIVER, OH 44116

\$370,972 TopHap Estimate · \$178 / ft² · confidence 89 · as of Jul 14, 2026



4

BEDS

1.5

BATHS

2,088 ft²

LIVING AREA

0.18 ac

LOT SIZE

1956

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$371K

\$329K low

\$413K high

Last Sale

\$275,000 · Aug 22, 2022

Est. Owner Equity

\$220,972

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$6,601 (2025)
Assessed Value	\$119,805
Assessor Market Value	\$342,300

PROPERTY FACTS

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

Porch · 231 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 22, 2022	Resale	Fiduciary Deed	\$275,000	\$132	\$150K

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

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	Absentee owner
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