

Single Family Residence **RESIDENTIAL**

2745 CARMEN DR

ROCKY RIVER, OH 44116

\$363,017 TopHap Estimate · \$248 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,461 ft²

LIVING AREA

0.19 ac

LOT SIZE

1957

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$363K

\$324K low

\$402K high

Last Sale

\$178,000 · May 12, 2006

Est. Owner Equity

\$106,017

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$6,493 (2024)
Assessed Value	\$117,460
Previous Assessed	\$91,210
Assessor Market Value	\$335,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cuyahoga
Lot (acres)	0.19
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached
Pool	No

Porch · 234 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 10, 2006	Resale	Warranty Deed	\$178,000	\$122	\$169K
Nov 15, 2005	Recorded document	Affidavit Of Death			

ASSIGNED SCHOOLS

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