

Single Family Residence **RESIDENTIAL**

20645 AVALON DR

ROCKY RIVER, OH 44116

\$850,695 TopHap Estimate · \$364 / ft² · confidence 87 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,338 ft²

LIVING AREA

0.16 ac

LOT SIZE

1937

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$851K

\$744K low

\$957K high

Last Sale

\$650,000 · Apr 3, 2023

Est. Owner Equity

\$550,695

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$12,535 (2025)
Assessed Value	\$227,500
Assessor Market Value	\$650,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	CUYAHOGA
Lot (acres)	0.16
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No
View	Traffic

Porch · 120 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 20, 2023	Resale	Warranty Deed	\$650,000	\$278	
Oct 12, 2017	Quitclaim	Quit Claim Transfer			
Apr 5, 2013	Quitclaim	Quit Claim Transfer			\$254K
Jul 2, 2009	Recorded document	Warranty Deed			
Oct 10, 2008	Resale	Warranty Deed	\$290,000	\$124	\$261K
Jun 28, 1999	Resale	Grant Deed	\$370,000	\$158	\$296K
Jun 24, 1997	Resale	Grant Deed	\$342,500	\$146	\$272K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River Middle School	Middle	6–8	0.6 mi
Rocky River High School	High	9–12	0.7 mi

Goldwood Primary Elementary School	Elementary	KG–2	1.7 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
--------------------------------------	---	---	--	-------------------------------------	------------------------------------

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

OWNERSHIP

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