

Single Family Residence **RESIDENTIAL**

21109 AVALON DR

ROCKY RIVER, OH 44116

\$1,285,420 TopHap Estimate · \$392 / ft² · confidence 81 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,283 ft²
LIVING AREA

0.25 ac
LOT SIZE

1940

YEAR BUILT

2

STORIES

10

ROOMS

2

PARKING

VALUATION

\$1.3M

\$1M low

\$1.5M high

Last Sale

\$975,000 · Aug 31, 2023

Est. Owner Equity

\$559,219

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$18,863 (2024)
Assessed Value	\$341,260
Previous Assessed	\$344,510
Assessor Market Value	\$975,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Cuyahoga
Lot (acres)	0.25
Construction	Frame (Unspecified)
Roof	Slate
Heating	Hot Water
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 166 ft²

CLIMATE RISK

1
FLOOD

7
WILDFIRE

68
HEAT

63
STORM

30
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 30, 2023	Resale	Warranty Deed	\$975,000	\$297	\$726K
Jun 14, 2013	Resale	Grant Deed	\$737,500	\$225	\$590K
Nov 10, 1997	Resale	Grant Deed	\$575,000	\$175	\$300K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River High School	High	9–12	0.7 mi
Rocky River Middle School	Middle	6–8	0.8 mi
Goldwood Primary Elementary School	Elementary	KG–2	1.6 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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