

Single Family Residence **RESIDENTIAL**

21468 AVALON DR

ROCKY RIVER, OH 44116

\$3,637,921 TopHap Estimate · \$612 / ft² · confidence 73 · as of Jul 14, 2026



4

BEDS

4

BATHS

5,943 ft²

LIVING AREA

0.94 ac

LOT SIZE

1944

YEAR BUILT

2

STORIES

9

ROOMS

3

PARKING

VALUATION

\$3.6M

\$2.7M low

\$4.6M high

Last Sale

\$2,270,000 · Jun 11, 2020

Est. Owner Equity

\$1,837,921

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$73,002 (2024)
Assessed Value	\$1,320,690
Previous Assessed	\$794,500
Assessor Market Value	\$3,773,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Cuyahoga
Lot (acres)	0.94
Roof	Tile
Heating	Hot Water
Cooling	None
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 668 ft²

Patio · 2,250 ft²

Porch · 400 ft²

CLIMATE RISK

1 FLOOD	10 WILDFIRE	68 HEAT	63 STORM	30 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 5, 2020	Resale	Grant Deed	\$2,270,000	\$382	\$1.8M
Sep 7, 2011	Quitclaim	Quit Claim Transfer			
Dec 29, 1997	Resale	Grant Deed	\$1,075,000	\$181	\$1.3M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River High School	High	9–12	0.8 mi
Rocky River Middle School	Middle	6–8	0.9 mi

Goldwood Primary Elementary School	Elementary	KG–2	1.6 mi
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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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