

Single Family Residence **RESIDENTIAL**

20860 AVALON DR

ROCKY RIVER, OH 44116

\$1,998,500 TopHap Estimate · \$511 / ft² · confidence 60 · as of Jul 14, 2026



3

BEDS

2

BATHS

3,909 ft²

LIVING AREA

1.04 ac

LOT SIZE

1936

YEAR BUILT

2

STORIES

8

ROOMS

3

PARKING

VALUATION

\$2M

\$1.2M low

\$2.8M high

Est. Owner Equity

\$1,998,500

TAX & ASSESSMENT

Property Tax	\$27,816 (2024)
Assessed Value	\$513,030
Previous Assessed	\$382,270
Assessor Market Value	\$1,465,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Cuyahoga
Lot (acres)	1.04
Roof	Slate
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 247 ft²

Porch · 150 ft²

CLIMATE RISK

1
FLOOD

9
WILDFIRE

68
HEAT

63
STORM

30
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 17, 2004	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River Middle School	Middle	6–8	0.7 mi
Rocky River High School	High	9–12	0.8 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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