

Duplex (2 Units, Any Combination)

RESIDENTIAL

21050 AVALON DR

ROCKY RIVER, OH 44116



5

BEDS

6

BATHS

7,361 ft²

LIVING AREA

2.49 ac

LOT SIZE

1942

YEAR BUILT

2

STORIES

12

ROOMS

4

PARKING

TAX & ASSESSMENT

Property Tax	\$57,320 (2024)
Assessed Value	\$1,015,010
Previous Assessed	\$905,070
Assessor Market Value	\$2,900,000

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Colonial
County	Cuyahoga

Lot (acres)	2.49
Roof	Asphalt
Heating	Forced Air
Cooling	None
Fireplace	Yes
Garage	Garage, Detached
Pool	No

Deck · 480 ft²

Porch · 4,284 ft²

Greenhouse

CLIMATE RISK

1
FLOOD

12
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
Jan 4, 2018	Recorded document	Affidavit Of Death			

ASSIGNED SCHOOLS

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