

Single Family Residence **RESIDENTIAL**

## 20771 AVALON DR

ROCKY RIVER, OH 44116

**\$934,355** TopHap Estimate · \$408 / ft<sup>2</sup> · confidence 73 · as of Jul 14, 2026



**4**

BEDS

**2.5**

BATHS

**2,292 ft<sup>2</sup>**

LIVING AREA

**0.17 ac**

LOT SIZE

**1927**

YEAR BUILT

**2**

STORIES

**9**

ROOMS

**2**

PARKING

### VALUATION

**\$934K**

\$686K low

\$1.2M high

Last Sale

**\$470,000 · Jul 20, 2005**

Est. Owner Equity

**\$934,355**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$15,109 (2025) |
| Assessed Value        | \$274,225       |
| Assessor Market Value | \$783,500       |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Colonial                         |
| County        | CUYAHOGA                         |
| Lot (acres)   | 0.17                             |
| Roof          | Asphalt                          |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Central                          |
| Fireplace     | Yes                              |
| Garage        | Garage, Detached                 |
| Pool          | No                               |
| View          | Traffic                          |

Deck · 144 ft²

Porch · 32 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                   | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|------------------------|-----------|--------|--------|
| Nov 5, 2021  | Financing | Transfer On Death Deed |           |        |        |
| Aug 29, 2019 | Quitclaim | Quit Claim Transfer    |           |        |        |
| Mar 5, 2005  | Resale    | Warranty Deed          | \$470,000 | \$205  | \$355K |
| Feb 15, 2001 | Financing | Grant Deed             |           |        | \$331K |
| Jun 30, 2000 | Resale    | Grant Deed             | \$402,500 | \$176  | \$250K |

## 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

|                                      |                                         |                                         |                                            |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>52</div> <div>CRIME INDEX</div> | <div>105</div> <div>AIR POLLUTION</div> | <div>22,175</div> <div>POPULATION</div> | <div>\$96K</div> <div>MEDIAN IN-COME</div> | <div>50°F</div> <div>AVG TEMP</div> | <div>49%</div> <div>SUNSHINE</div> |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

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