

Single Family Residence **RESIDENTIAL**

1808 RUTLAND DR

DAYTON, OH 45406

\$61,935 TopHap Estimate · \$66 / ft² · confidence 80 · as of Jul 14, 2026

2
BEDS

1
BATHS

936 ft²
LIVING AREA

0.14 ac
LOT SIZE

1948
YEAR BUILT

1
STORIES

5
ROOMS

1
PARKING

VALUATION

\$62K

\$49K low

\$75K high

Last Sale

\$65,000 · Aug 2, 2007

Est. Owner Equity

\$0

Loan-to-Value

121%

TAX & ASSESSMENT

Property Tax

\$1,465 (2024)

Assessed Value

\$25,290

Assessor Market Value

\$72,270

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	MONTGOMERY
Lot (acres)	0.14
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No
View	Neighborhood / Spot

Deck · 216 ft²

Patio · 216 ft²

Porch · 24 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 24, 2007	Resale	Warranty Deed	\$65,000	\$69	\$65K
Jan 5, 2007	Foreclosure sale	Trustees Deed	\$26,000	\$28	
Apr 24, 2007	Resale	Grant Deed	\$32,000	\$34	\$36K
Oct 18, 2002	Resale	Grant Deed	\$72,000	\$77	\$65K
Sep 20, 2001	Resale	Grant Deed	\$27,000	\$29	\$24K
Jun 14, 2001	Non-arms-length	Trustees Deed	\$35,000	\$37	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Edison Elementary School	Elementary	PK–6	1.3 mi
Thurgood Marshall High School	High	9–12	1.7 mi
Wogaman Middle School	Middle	7–8	2.3 mi

District: Dayton 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 45406

151 CRIME INDEX	216 AIR POLLUTION	20,649 POPULATION	\$43K MEDIAN IN-COME	52°F AVG TEMP	54% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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