

Single Family Residence

RESIDENTIAL

4539 RIVER RIDGE RD

DAYTON, OH 45415

\$175,936 TopHap Estimate · \$145 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,215 ft²

LIVING AREA

0.55 ac

LOT SIZE

1953

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$176K

\$158K low

\$194K high

Last Sale

\$79,900 · Dec 16, 2015

Est. Owner Equity

\$97,484

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$2,462 (2024)
Assessed Value	\$40,190
Assessor Market Value	\$114,830

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	MONTGOMERY
Lot (acres)	0.55
Heating	Central
Garage	Garage, Attached
Pool	No
View	Neighborhood / Spot

Patio · 171 ft²

Porch · 35 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 15, 2015	Resale	Warranty Deed	\$79,900	\$66	\$78K
Aug 4, 2004	Resale	Warranty Deed	\$87,900	\$72	\$87K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Kleptz Early Childhood Learning Center	Elementary	PK–1	3.7 mi
Northmont Middle School	Middle	7–8	4.6 mi
Northmont High School	High	9–12	4.6 mi

District: Northmont 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 45415

94 CRIME INDEX	214 AIR POLLUTION	13,123 POPULATION	\$72K 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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