

Single Family Residence

RESIDENTIAL

4374 RIVER RIDGE RD

DAYTON, OH 45415

\$287,203 TopHap Estimate · \$132 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,175 ft²

LIVING AREA

0.81 ac

LOT SIZE

1954

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$287K

\$260K low

\$315K high

Last Sale

\$145,000 · Mar 12, 2015

Est. Owner Equity

\$287,203

TAX & ASSESSMENT

Property Tax	\$5,176 (2024)
Assessed Value	\$86,930
Previous Assessed	\$91,290
Assessor Market Value	\$248,350

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Montgomery
Lot (acres)	0.81
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 280 ft²

Porch · 57 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 7, 2022	Financing	Transfer On Death Deed			
Mar 6, 2015	Resale	Grant Deed	\$145,000	\$67	\$138K
Dec 6, 2007	Recorded document	Affidavit Of Death			
Dec 18, 2007	Recorded document	Affidavit Of Death			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Kleptz Early Childhood Learning Center	Elementary	PK–1	3.8 mi
Northmont Middle School	Middle	7–8	4.7 mi
Northmont High School	High	9–12	4.8 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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