

Single Family Residence

RESIDENTIAL

4331 RIVER RIDGE RD

DAYTON, OH 45415

\$211,964 TopHap Estimate · \$158 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,344 ft²

LIVING AREA

0.28 ac

LOT SIZE

1952

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$212K

\$187K low

\$237K high

Last Sale

\$115,000 · Jun 17, 2013

Est. Owner Equity

\$78,502

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$3,638 (2024)
Assessed Value	\$61,000
Previous Assessed	\$61,000
Assessor Market Value	\$174,280

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	Montgomery
Lot (acres)	0.28
Heating	Central
Cooling	Central
Pool	No

Deck · 250 ft²

Patio · 250 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 20, 2013	Resale	Warranty Deed	\$115,000	\$86	\$113K
Oct 20, 2005	Resale	Grant Deed	\$146,500	\$109	\$147K

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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