

Single Family Residence

RESIDENTIAL

4426 RIVER RIDGE RD

DAYTON, OH 45415

\$233,522 TopHap Estimate · \$185 / ft² · confidence 88 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,264 ft²

LIVING AREA

0.88 ac

LOT SIZE

1951

YEAR BUILT

1

STORIES

5

ROOMS

8

PARKING

VALUATION

\$234K

\$205K low

\$262K high

Last Sale

\$133,500 · May 6, 2002

Est. Owner Equity

\$101,522

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$3,917 (2024)
Assessed Value	\$65,540
Assessor Market Value	\$187,260

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	MONTGOMERY
Lot (acres)	0.88
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No
View	Neighborhood / Spot

Porch · 177 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 6, 2002	Resale	Grant Deed	\$133,500	\$106	

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	4.7 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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