

Single Family Residence **RESIDENTIAL**

6033 RIVA RIDGE DR

DAYTON, OH 45414

\$278,223 TopHap Estimate · \$222 / ft² · confidence 91 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,252 ft²
LIVING AREA

0.21 ac
LOT SIZE

1998
YEAR BUILT

1
STORIES

4
ROOMS

2
PARKING

VALUATION

\$278K

\$252K low

\$304K high

Last Sale

\$250,000 · Aug 6, 2024

Est. Owner Equity

\$11,145

Loan-to-Value

95%

TAX & ASSESSMENT

Property Tax	\$2,781 (2025)
Assessed Value	\$47,140
Previous Assessed	\$47,140
Assessor Market Value	\$134,670

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	MONTGOMERY
Lot (acres)	0.21
Construction	Steel Frame
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No
View	Neighborhood / Spot

Deck · 158 ft²

Patio · 158 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 5, 2026	Financing	Mortgage			\$267K
Jun 27, 2024	Resale	Warranty Deed	\$250,000	\$200	\$268K
Aug 13, 2014	Resale	Grant Deed	\$114,900	\$92	\$109K
Feb 28, 2014	Financing	Warranty Deed			\$81K
Feb 24, 2014	Resale	Grant Deed	\$8,128,900	\$6493	
Sep 24, 2013	Recorded document	Grant Deed			
Jul 28, 2013	Foreclosure sale	Trustees Deed	\$78,000	\$62	
Jan 19, 2010	Resale	Warranty Deed	\$138,000	\$110	
Jan 14, 2008	Resale	Grant Deed	\$125,000	\$100	\$113K
Aug 3, 2007	Non-arms-length	Trustees Deed	\$104,000	\$83	
Apr 28, 2006	Resale	Grant Deed	\$165,000	\$132	\$132K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Morton Middle School	Middle	6–8	2.8 mi
Helke Elementary School	Elementary	KG–3	3.4 mi
Butler High School	High	9–12	3.5 mi

District: Vandalia-Butler 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 45414

101 CRIME INDEX	209 AIR POLLUTION	20,544 POPULATION	\$64K 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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