

Single Family Residence

RESIDENTIAL

4048 OLD RIVERSIDE DR

DAYTON, OH 45405

\$139,900 TopHap Estimate · \$117 / ft² · confidence 84 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,196 ft²

LIVING AREA

0.12 ac

LOT SIZE

1951

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

VALUATION

\$140K

\$118K low

\$162K high

Last Sale

\$77,000 · Jan 30, 2025

Est. Owner Equity

\$139,900

TAX & ASSESSMENT

Property Tax	\$1,923 (2025)
Assessed Value	\$23,180
Previous Assessed	\$23,180
Assessor Market Value	\$66,230

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	MONTGOMERY
Lot (acres)	0.12
Heating	Central
Cooling	Central
Garage	Garage, Detached
Pool	Yes
View	Neighborhood / Spot

Patio · 140 ft²

Porch · 84 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 17, 2024	Resale	Fiduciary Deed	\$77,000	\$64	
Oct 29, 2012	Resale	Warranty Deed	\$43,500	\$36	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Edwin Joel Brown Middle School	Middle	7–8	1.4 mi
Valerie Elementary School	Elementary	PK–6	2.3 mi
Meadowdale High School	High	9–12	2.3 mi

District: Dayton 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 45405

152 CRIME INDEX	210 AIR POLLUTION	18,409 POPULATION	\$43K MEDIAN IN-COME	52°F AVG TEMP	54% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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