

Single Family Residence

RESIDENTIAL

4052 OLD RIVERSIDE DR

DAYTON, OH 45405

\$125,562 TopHap Estimate · \$109 / ft² · confidence 85 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,154 ft²

LIVING AREA

0.12 ac

LOT SIZE

1951

YEAR BUILT

1

STORIES

8

ROOMS

1

PARKING

VALUATION

\$126K

\$107K low

\$144K high

Last Sale

\$113,000 · Oct 12, 2021

Est. Owner Equity

\$12,562

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$917 (2024)
Assessed Value	\$20,860
Previous Assessed	\$20,860
Assessor Market Value	\$59,590

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	Montgomery
Lot (acres)	0.12
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No

Deck · 140 ft²

Patio · 176 ft²

Porch · 54 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 20, 2021	Resale	Warranty Deed	\$113,000	\$98	\$113K
May 6, 2010	Quitclaim	Quit Claim Transfer			

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	Owner occupied
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