

Single Family Residence **RESIDENTIAL**

6111 RIVA RIDGE DR

DAYTON, OH 45414

\$387,644 TopHap Estimate · \$174 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

4

BATHS

2,230 ft²

LIVING AREA

0.3 ac

LOT SIZE

1998

YEAR BUILT

2

STORIES

10

ROOMS

2

PARKING

VALUATION

\$388K

\$352K low

\$423K high

Last Sale

\$340,000 · Oct 6, 2022

Est. Owner Equity

\$2,649

Loan-to-Value

102%

TAX & ASSESSMENT

Property Tax	\$5,776 (2024)
Assessed Value	\$98,050
Previous Assessed	\$98,050
Assessor Market Value	\$280,140

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Montgomery
Lot (acres)	0.30
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Pool	No

Deck · 256 ft²

Patio · 256 ft²

Porch · 28 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 8, 2026	Financing	Mortgage			\$385K
Sep 19, 2022	Resale	Warranty Deed	\$340,000	\$152	\$328K
Feb 18, 2021	Quitclaim	Quit Claim Transfer			\$214K
Dec 2, 2017	Quitclaim	Quit Claim Transfer			\$188K
Nov 20, 2015	Resale	Grant Deed	\$177,000	\$79	\$174K
Jul 31, 2009	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Morton Middle School	Middle	6–8	2.6 mi
Helke Elementary School	Elementary	KG–3	3.2 mi
Butler High School	High	9–12	3.3 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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