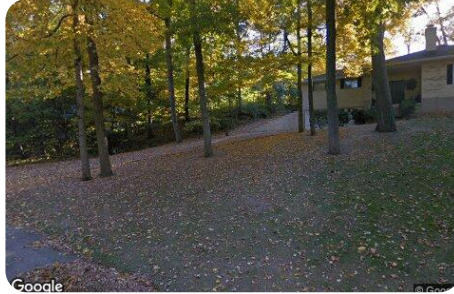


Single Family Residence **RESIDENTIAL**

4165 RIVER RIDGE RD

DAYTON, OH 45415

\$184,483 TopHap Estimate · \$102 / ft² · confidence 87 · as of Jul 14, 2026



4
BEDS

2
BATHS

1,809 ft²
LIVING AREA

0.46 ac
LOT SIZE

1967
YEAR BUILT

1
STORIES

7
ROOMS

2
PARKING

VALUATION

\$184K

\$160K low

\$209K high

Est. Owner Equity

\$71,483

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$4,362 (2024)
Assessed Value	\$83,000
Previous Assessed	\$83,000
Assessor Market Value	\$237,130

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Montgomery
Lot (acres)	0.46
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Deck · 280 ft²

Patio · 280 ft²

Porch · 126 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 29, 2023	Financing	Intrafamily Transfer			

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
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------