

Single Family Residence

RESIDENTIAL

4191 RIVER RIDGE RD

DAYTON, OH 45415

\$276,696 TopHap Estimate · \$136 / ft² · confidence 90 · as of Jul 14, 2026



2

BEDS

3

BATHS

2,028 ft²

LIVING AREA

0.46 ac

LOT SIZE

1954

YEAR BUILT

2

STORIES

5

ROOMS

1

PARKING

VALUATION

\$277K

\$250K low

\$304K high

Last Sale

\$254,000 · Dec 23, 2024

Est. Owner Equity

\$35,396

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$3,953 (2024)
Assessed Value	\$64,270
Previous Assessed	\$64,270
Assessor Market Value	\$183,640

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Montgomery
Lot (acres)	0.46
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 204 ft²

Shed · 96 ft²

Patio · 204 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 12, 2024	Resale	Warranty Deed	\$254,000	\$125	\$241K
Dec 30, 2022	Resale	Deed	\$220,000	\$108	\$209K
Nov 22, 2021	Financing	Affidavit Of Death Of Joint Tenant			
Jul 14, 2020	Recorded document	Affidavit Of Death			

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

OWNERSHIP

Occupancy	Owner occupied
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