

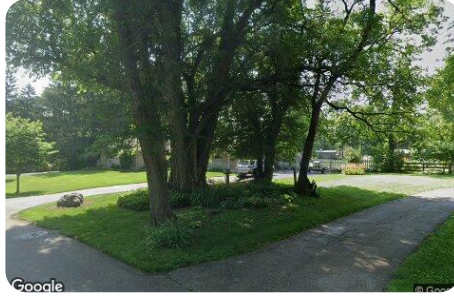
Single Family Residence

RESIDENTIAL

4476 RIVER RIDGE RD

DAYTON, OH 45415

\$209,031 TopHap Estimate · \$131 / ft² · confidence 89 · as of Jul 14, 2026



4

BEDS

1.5

BATHS

1,591 ft²

LIVING AREA

0.95 ac

LOT SIZE

1949

YEAR BUILT

1

STORIES

7

ROOMS

1

PARKING

VALUATION

\$209K

\$185K low

\$233K high

Last Sale

\$99,000 · May 24, 2013

Est. Owner Equity

\$99,031

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$4,614 (2025)
Assessed Value	\$73,290
Previous Assessed	\$72,510
Assessor Market Value	\$209,380

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	MONTGOMERY
Lot (acres)	0.95
Heating	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No
View	Neighborhood / Spot

Deck · 180 ft²

Porch · 160 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 14, 2013	Recorded document	Affidavit Of Death			
May 14, 2013	Resale	Warranty Deed	\$99,000	\$62	\$97K

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