

Single Family Residence **RESIDENTIAL**

# 6791 ROSECLIFF PL

DAYTON, OH 45459

**\$466,787** TopHap Estimate · \$235 / ft<sup>2</sup> · confidence 88 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,990 ft<sup>2</sup>**

LIVING AREA

**0.27 ac**

LOT SIZE

**2002**

YEAR BUILT

**1**

STORIES

**8**

ROOMS

**2**

PARKING

## VALUATION

**\$467K**

**\$410K low**

**\$524K high**

Last Sale

**\$437,500 · Dec 4, 2024**

Est. Owner Equity

**\$466,787**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,093 (2024) |
| Assessed Value        | \$99,480       |
| Previous Assessed     | \$99,480       |
| Assessor Market Value | \$284,230      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | Montgomery              |
| Lot (acres)   | 0.27                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Deck · 268 ft²

Patio · 268 ft²

Porch · 24 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                               | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|------------------------------------|-----------|--------|--------|
| Oct 29, 2024 | Resale            | Warranty Deed                      | \$437,500 | \$220  |        |
| Oct 16, 2023 | Financing         | Affidavit Of Death Of Joint Tenant |           |        |        |
| Oct 16, 2023 | Financing         | Intrafamily Transfer               |           |        |        |
| Dec 8, 2017  | Non-arms-length   | Warranty Deed                      | \$269,000 | \$135  | \$271K |
| Jan 24, 2005 | Recorded document | Affidavit Of Death                 |           |        |        |
| Jun 21, 2002 | Resale            | Grant Deed                         | \$242,900 | \$122  |        |

## ASSIGNED SCHOOLS

| SCHOOL                   | LEVEL      | GRADES | DISTANCE |
|--------------------------|------------|--------|----------|
| Bauer Elementary         | Elementary | KG–5   | 0.6 mi   |
| Miamisburg High School   | High       | 9–12   | 2.9 mi   |
| Miamisburg Middle School | Middle     | 6–8    | 3.7 mi   |

District: Miamisburg 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 45459

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>53</b><br>CRIME INDEX | <b>206</b><br>AIR POLLUTION | <b>28,658</b><br>POPULATION | <b>\$90K</b><br>MEDIAN IN-COME | <b>52°F</b><br>AVG TEMP | <b>54%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|