

Single Family Residence **RESIDENTIAL**

6064 RIVA RIDGE DR

DAYTON, OH 45414

\$395,102 TopHap Estimate · \$151 / ft² · confidence 86 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,608 ft²
LIVING AREA

0.39 ac
LOT SIZE

2003
YEAR BUILT

1
STORIES

6
ROOMS

2
PARKING

VALUATION

\$395K

\$341K low

\$449K high

Last Sale

\$320,000 · Jan 14, 2021

Est. Owner Equity

\$91,102

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$5,634 (2024)
Assessed Value	\$95,630
Previous Assessed	\$95,630
Assessor Market Value	\$273,220

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Montgomery
Lot (acres)	0.39
Heating	Central
Cooling	Central
Pool	No

Deck · 397 ft²

Patio · 397 ft²

Porch · 260 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 6, 2020	Resale	Grant Deed	\$320,000	\$123	\$304K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Morton Middle School	Middle	6–8	2.7 mi
Helke Elementary School	Elementary	KG–3	3.3 mi
Butler High School	High	9–12	3.4 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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