

Single Family Residence **RESIDENTIAL**

6052 RIVA RIDGE DR

DAYTON, OH 45414

\$298,357 TopHap Estimate · \$186 / ft² · confidence 92 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,602 ft²
LIVING AREA

0.44 ac
LOT SIZE

1999
YEAR BUILT

1
STORIES

6
ROOMS

2
PARKING

VALUATION

\$298K

\$273K low

\$324K high

Est. Owner Equity

\$103,540

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$3,579 (2024)
Assessed Value	\$60,620
Previous Assessed	\$60,620
Assessor Market Value	\$173,190

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Montgomery
Lot (acres)	0.44
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 220 ft²

Patio · 220 ft²

Porch · 180 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 29, 2019	Quitclaim	Quit Claim Transfer			
Dec 28, 2018	Resale	Grant Deed	\$156,700	\$98	\$154K
Aug 20, 2018	Resale	Trustees Deed	\$149,000	\$93	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Morton Middle School	Middle	6–8	2.8 mi
Helke Elementary School	Elementary	KG–3	3.4 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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