

Single Family Residence **RESIDENTIAL**

2540 ROSE RIDGE CT

DAYTON, OH 45459

\$653,683 TopHap Estimate · \$166 / ft² · confidence 85 · as of Jul 14, 2026



5
BEDS

4
BATHS

3,932 ft²
LIVING AREA

0.68 ac
LOT SIZE

2000
YEAR BUILT

2
STORIES

12
ROOMS

3
PARKING

VALUATION

\$654K

\$555K low

\$752K high

Est. Owner Equity

\$554,183

Loan-to-Value

15%

TAX & ASSESSMENT

Property Tax	\$12,442 (2024)
Assessed Value	\$174,710
Previous Assessed	\$174,710
Assessor Market Value	\$499,170

PROPERTY FACTS

Property Type	Single Family Residence
Style	Modern
County	Montgomery
Lot (acres)	0.68
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

Deck · 480 ft²

Patio · 480 ft²

Porch · 55 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 7, 2017	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Bauer Elementary	Elementary	KG–5	0.6 mi
Miamisburg High School	High	9–12	3.0 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

53 CRIME INDEX	206 AIR POLLUTION	28,658 POPULATION	\$90K 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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