

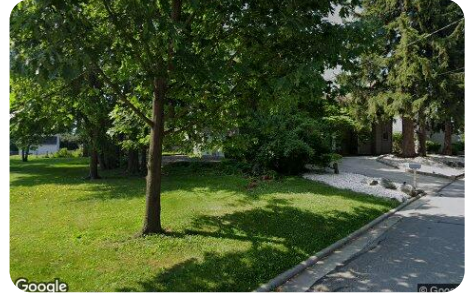
Single Family Residence

RESIDENTIAL

4516 RIVER RIDGE RD

DAYTON, OH 45415

\$188,131 TopHap Estimate · \$78 / ft² · confidence 87 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,409 ft²

LIVING AREA

0.46 ac

LOT SIZE

1955

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$188K

\$163K low

\$213K high

Est. Owner Equity

\$41,531

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$4,909 (2024)
Assessed Value	\$82,360
Previous Assessed	\$82,360
Assessor Market Value	\$235,310

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Montgomery
Lot (acres)	0.46
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Mixed
Pool	No

- Gazebo
- Deck · 473 ft²
- Shed · 320 ft²
- Patio · 473 ft²
- Porch · 126 ft²

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Kleptz Early Childhood Learning Center	Elementary	PK–1	3.8 mi
Northmont Middle School	Middle	7–8	4.6 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.

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 NEIGHBORHOOD · ZIP 45415

94 CRIME INDEX	214 AIR POLLUTION	13,123 POPULATION	\$72K MEDIAN IN-COME	52°F AVG TEMP	54% SUNSHINE
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Index values: 100 = US average; lower is better.

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 OWNERSHIP

Occupancy	Owner occupied
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