

Single Family Residence **RESIDENTIAL**

4498 RIVER RIDGE RD

DAYTON, OH 45415

\$182,051 TopHap Estimate · \$108 / ft² · confidence 87 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,680 ft²
LIVING AREA

0.78 ac
LOT SIZE

1949
YEAR BUILT

1
STORIES

7
ROOMS

2
PARKING

VALUATION

\$182K

\$158K low

\$207K high

Est. Owner Equity

\$132,051

Loan-to-Value

29%

TAX & ASSESSMENT

Property Tax	\$4,284 (2024)
Assessed Value	\$71,890
Previous Assessed	\$71,890
Assessor Market Value	\$205,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Montgomery
Lot (acres)	0.78
Heating	Central
Cooling	Central
Garage	Garage, Detached
Pool	No

Deck · 286 ft²

Patio · 286 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 28, 2023	Financing	Intrafamily Transfer			

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.

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.

OWNERSHIP

Occupancy	Owner occupied
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