

Single Family Residence **RESIDENTIAL**

8252 ROCK RIFFLE RD

ATHENS, OH 45701

\$395,918 TopHap Estimate · \$185 / ft² · confidence 80 · as of Jul 14, 2026



2

BEDS

1.5

BATHS

2,138 ft²

LIVING AREA

4.36 ac

LOT SIZE

1950

YEAR BUILT

1

STORIES

7

ROOMS

3

PARKING

VALUATION

\$396K

\$317K low

\$475K high

Last Sale

\$245,000 · Jul 30, 2002

Est. Owner Equity

\$395,918

TAX & ASSESSMENT

Property Tax	\$8,720 (2025)
Assessed Value	\$89,170
Assessor Market Value	\$254,770

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	ATHENS
Lot (acres)	4.36
Heating	Heat Pump
Fireplace	Yes
Garage	Mixed
Pool	No

Shed · 225 ft²

Patio · 294 ft²

Porch · 286 ft²

CLIMATE RISK

1 FLOOD	13 WILDFIRE	71 HEAT	92 STORM	22 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 3, 2019	Quitclaim	Quit Claim Transfer			
Mar 22, 2019	Financing	Affidavit Of Death Of Joint Tenant			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Athens Middle School	Middle	7–8	2.0 mi
Athens High School	High	9–12	4.9 mi

District: Athens 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 45701

101 CRIME INDEX	139 AIR POLLUTION	34,921 POPULATION	\$52K MEDIAN IN-COME	52°F AVG TEMP	51% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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