

Single Family Residence **RESIDENTIAL**

8265 ROCK RIFFLE RD

ATHENS, OH 45701

\$858,006 TopHap Estimate · \$237 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

4

BATHS

3,626 ft²

LIVING AREA

24.55 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

6

ROOMS

4

PARKING

VALUATION

\$858K

\$788K low

\$928K high

Last Sale

\$2,680 · Apr 2, 2024

Est. Owner Equity

\$320,406

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$14,659 (2025)
Assessed Value	\$229,280
Previous Assessed	\$234,120
Assessor Market Value	\$655,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	ATHENS
Lot (acres)	24.55
Heating	Central
Cooling	Central
Garage	Garage, Detached
Pool	No

Deck · 24 ft²

Shed · 204 ft²

Patio · 344 ft²

CLIMATE RISK

1 FLOOD	12 WILDFIRE	71 HEAT	93 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
Mar 27, 2024	Resale	Survivorship Deed	\$670,000	\$185	\$420K
Jan 18, 2024	Resale	Warranty Deed	\$30,000	\$8	
Dec 16, 2013	Financing	Affidavit Of Death Of Joint Tenant			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Athens Middle School	Middle	7–8	2.2 mi
Athens High School	High	9–12	5.2 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	Owner occupied
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