

Single Family Residence **RESIDENTIAL**

8245 ROCK RIFFLE RD

ATHENS, OH 45701

\$380,476 TopHap Estimate · \$189 / ft² · confidence 80 · as of Jul 14, 2026



3

BEDS

3.5

BATHS

2,010 ft²

LIVING AREA

2 ac

LOT SIZE

1960

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$380K

\$304K low

\$457K high

Last Sale

\$193,300 · Aug 21, 2000

Est. Owner Equity

\$380,476

TAX & ASSESSMENT

Property Tax	\$9,316 (2025)
Assessed Value	\$95,270
Assessor Market Value	\$272,190

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	ATHENS
Lot (acres)	2.00
Heating	Heat Pump
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 288 ft²

Porch · 368 ft²

CLIMATE RISK

1
FLOOD

12
WILDFIRE

71
HEAT

92
STORM

22
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 10, 2017	Financing	Intrafamily Transfer			
Mar 31, 2011	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Athens Middle School	Middle	7–8	2.1 mi
Athens High School	High	9–12	5.0 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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