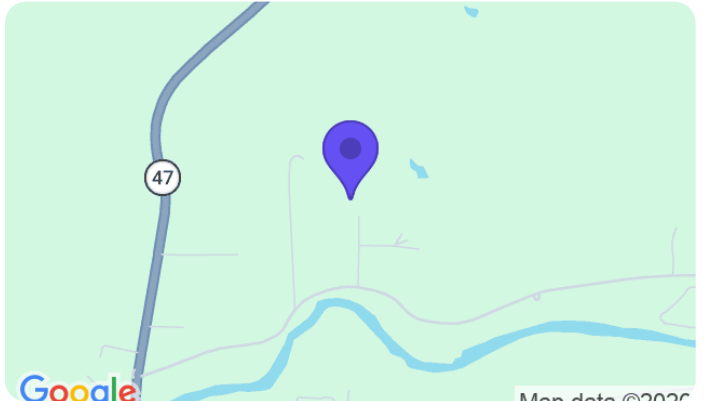


Single Family Residence **RESIDENTIAL**

9633 RIVERVIEW PL

SIDNEY, OH 45365

\$246,716 TopHap Estimate · \$190 / ft² · confidence 86 · as of Jul 14, 2026



3
BEDS

1
BATHS

1,296 ft²
LIVING AREA

0.47 ac
LOT SIZE

1973
YEAR BUILT

1
STORIES

5
ROOMS

4
PARKING

VALUATION

\$247K

\$213K low

\$280K high

Est. Owner Equity

\$246,716

TAX & ASSESSMENT

Property Tax	\$1,083 (2025)
Assessed Value	\$43,110
Assessor Market Value	\$123,160

PROPERTY FACTS

Property Type	Single Family Residence
County	SHELBY
Lot (acres)	0.47
Construction	Frame (Unspecified)
Roof	Shingle
Heating	Central
Cooling	Central
Garage	Garage, Detached
Pool	No

Porch · 360 ft²

CLIMATE RISK

1 FLOOD	14 WILDFIRE	8 DROUGHT
------------	----------------	--------------

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

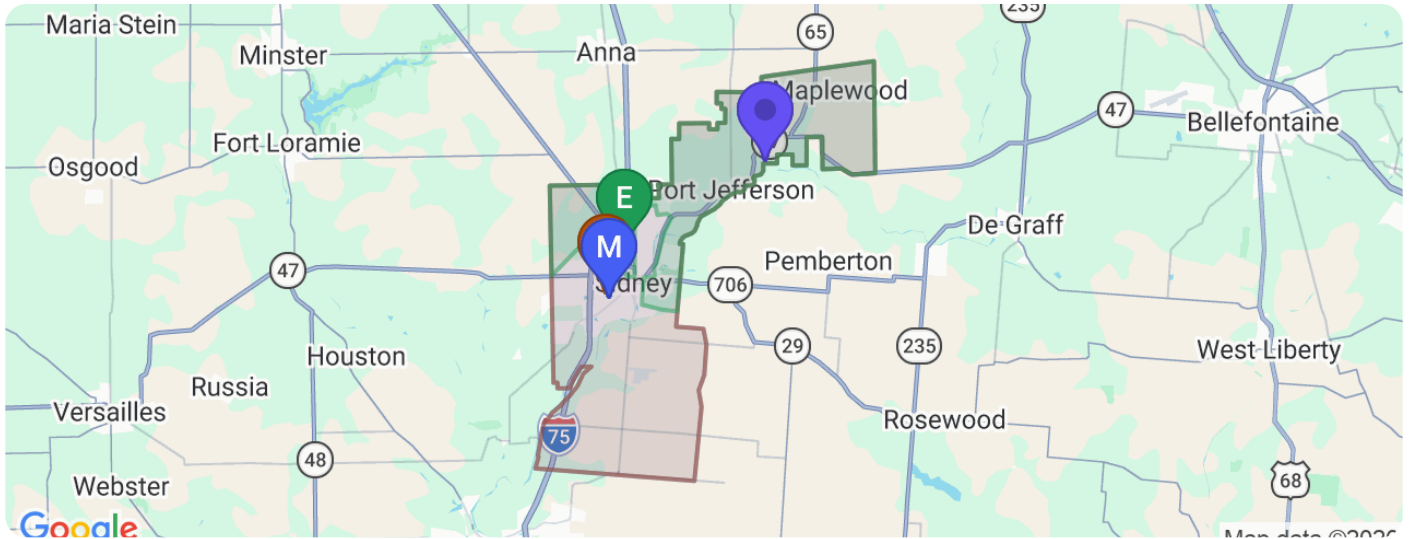
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 17, 2017	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Northwood Intermediate School	Elementary	3–4	5.5 mi
Sidney High School	High	9–12	6.9 mi
Sidney Middle School	Middle	5–8	6.9 mi

District: Sidney 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 45365

115 CRIME INDEX	205 AIR POLLUTION	30,120 POPULATION	\$74K MEDIAN IN-COME	50°F AVG TEMP	54% SUNSHINE
---------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------