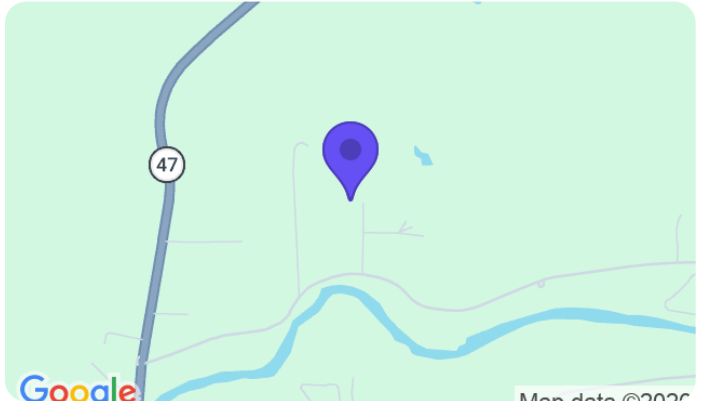


Single Family Residence **RESIDENTIAL**

9583 RIVERVIEW PL

SIDNEY, OH 45365

\$242,932 TopHap Estimate · \$212 / ft² · confidence 86 · as of Jul 14, 2026



3
BEDS

1
BATHS

1,148 ft²
LIVING AREA

0.25 ac
LOT SIZE

1974
YEAR BUILT

1
STORIES

6
ROOMS

2
PARKING

VALUATION

\$243K

\$210K low

\$276K high

Last Sale

\$60,000 · Jan 15, 2026

Est. Owner Equity

\$97,169

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax

\$1,331 (2025)

Assessed Value

\$39,180

Assessor Market Value

\$111,930

PROPERTY FACTS

Property Type	Single Family Residence
County	SHELBY
Lot (acres)	0.26
Construction	Frame (Unspecified)
Roof	Shingle
Heating	Central
Pool	No

Shed · 96 ft²

Patio · 42 ft²

Porch · 82 ft²

CLIMATE RISK

1 FLOOD	15 WILDFIRE	8 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

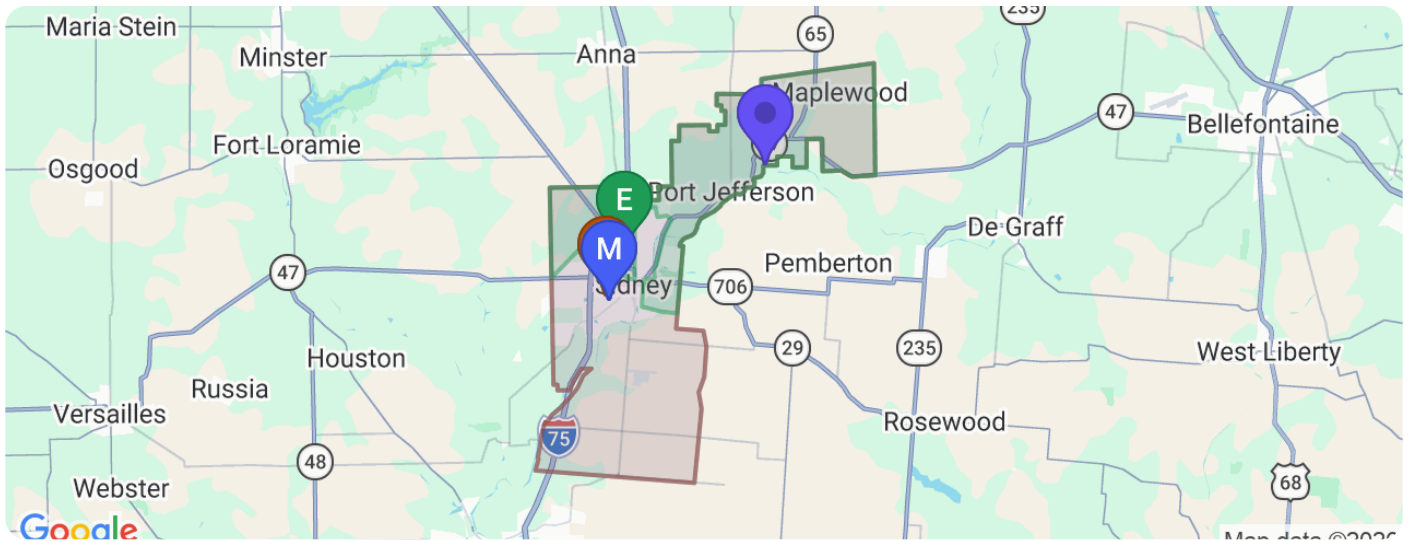
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 9, 2026	Non-arms-length	Warranty Deed	\$60,000	\$52	\$58K
Sep 14, 2022	Financing	Affidavit Of Death Of Joint Tenant			
Jul 21, 2022	Financing	Transfer On Death Deed			
May 10, 2006	Financing	Certificate Of Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Northwood Intermediate School	Elementary	3–4	5.5 mi
Sidney Middle School	Middle	5–8	6.9 mi
Sidney High School	High	9–12	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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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