

Duplex (2 Units, Any Combination) **RESIDENTIAL**

8055 ROCK RIFFLE RD
ATHENS, OH 45701



2
BEDS

2
BATHS

1,410 ft²
LIVING AREA

1.47 ac
LOT SIZE

1966
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

Last Sale **\$145,000 · Feb 1, 2002**

TAX & ASSESSMENT

Property Tax	\$7,352 (2025)
Assessed Value	\$74,500
Assessor Market Value	\$212,850

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Ranch
County	ATHENS
Lot (acres)	1.47
Heating	Central
Cooling	Central
Garage	Mixed
Pool	No

Porch · 352 ft²

CLIMATE RISK

1 FLOOD	12 WILDFIRE	71 HEAT	92 STORM	16 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 9, 2026	Financing	Transfer On Death Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Athens Middle School	Middle	7–8	2.3 mi
Athens High School	High	9–12	5.3 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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