

Single Family Residence

RESIDENTIAL

6039 RIVA RIDGE DR

DAYTON, OH 45414

\$388,553

TopHap Estimate · \$117 / ft² · confidence 89 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,320 ft²

LIVING AREA

0.17 ac

LOT SIZE

2023

YEAR BUILT

2

STORIES

8

ROOMS

1

PARKING

VALUATION

\$389K

\$347K low

\$430K high

Last Sale

\$333,700 · Mar 28, 2024

Est. Owner Equity

\$58,453

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax	\$5,125 (2024)
Assessed Value	\$84,960
Previous Assessed	\$4,150
Assessor Market Value	\$242,740

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Montgomery
Lot (acres)	0.17
Heating	Central
Pool	No

Patio · 120 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 20, 2024	Resale	Limited Warranty Deed	\$333,700	\$101	\$328K
Jun 15, 2022	Resale	Limited Warranty Deed	\$720,000	\$217	
Dec 20, 2021	Resale	Warranty Deed	\$90,000	\$27	
Dec 20, 2021	Resale	Warranty Deed	\$90,000	\$27	
Aug 16, 2018	Resale	Warranty Deed	\$12,000	\$4	
Jan 12, 2016	Resale	Warranty Deed	\$3,300	\$1	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Morton Middle School	Middle	6–8	2.8 mi
Helke Elementary School	Elementary	KG–3	3.4 mi
Butler High School	High	9–12	3.5 mi

District: Vandalia-Butler 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 45414

101 CRIME INDEX	209 AIR POLLUTION	20,544 POPULATION	\$64K MEDIAN IN-COME	52°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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