

Single Family Residence

RESIDENTIAL

6045 RIVA RIDGE DR

DAYTON, OH 45414

\$341,058 TopHap Estimate · \$230 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,484 ft²

LIVING AREA

0.16 ac

LOT SIZE

2023

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$341K

\$306K low

\$377K high

Last Sale

\$262,300 · Aug 29, 2023

Est. Owner Equity

\$341,058

TAX & ASSESSMENT

Property Tax	\$3,081 (2024)
Assessed Value	\$56,730
Previous Assessed	\$56,730
Assessor Market Value	\$162,080

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Montgomery
Lot (acres)	0.16
Heating	Central
Pool	No

Patio · 176 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 11, 2023	Resale	Limited Warranty Deed	\$262,300	\$177	
Jun 15, 2022	Resale	Limited Warranty Deed	\$720,000	\$485	
Dec 20, 2021	Resale	Warranty Deed	\$90,000	\$61	
Dec 20, 2021	Resale	Warranty Deed	\$90,000	\$61	
Aug 16, 2018	Resale	Warranty Deed	\$12,000	\$8	
Jan 12, 2016	Resale	Warranty Deed	\$3,300	\$2	

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	3.4 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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