

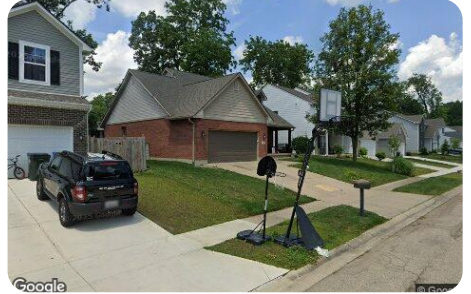
Single Family Residence

RESIDENTIAL

6057 RIVA RIDGE DR

DAYTON, OH 45414

\$325,583 TopHap Estimate · \$127 / ft² · confidence 86 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,566 ft²

LIVING AREA

0.16 ac

LOT SIZE

2023

YEAR BUILT

2

STORIES

7

ROOMS

1

PARKING

VALUATION

\$326K

\$281K low

\$370K high

Last Sale

\$315,000 · Nov 4, 2025

Est. Owner Equity

\$26,323

Loan-to-Value

92%

TAX & ASSESSMENT

Property Tax	\$4,427 (2024)
Assessed Value	\$74,760
Previous Assessed	\$74,760
Assessor Market Value	\$213,600

PROPERTY FACTS

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

Patio · 170 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 25, 2025	Resale	Warranty Deed	\$315,000	\$123	\$299K
Sep 28, 2023	Resale	Limited Warranty Deed	\$298,100	\$116	\$238K
Jun 15, 2022	Resale	Limited Warranty Deed	\$720,000	\$281	
Dec 20, 2021	Resale	Warranty Deed	\$90,000	\$35	
Dec 20, 2021	Resale	Warranty Deed	\$90,000	\$35	
Aug 16, 2018	Resale	Warranty Deed	\$12,000	\$5	
Jan 12, 2016	Resale	Warranty Deed	\$3,300	\$1	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Morton Middle School	Middle	6–8	2.7 mi
Helke Elementary School	Elementary	KG–3	3.3 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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