

Single Family Residence

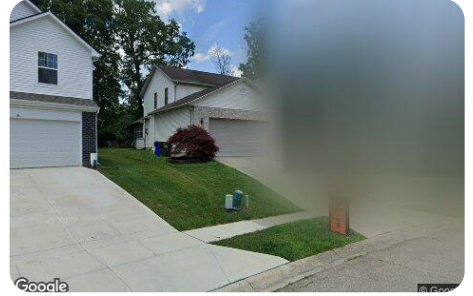
RESIDENTIAL

6099 RIVA RIDGE DR

DAYTON, OH 45414

\$368,466

TopHap Estimate · \$151 / ft² · confidence 89 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,446 ft²

LIVING AREA

0.18 ac

LOT SIZE

2023

YEAR BUILT

2

STORIES

7

ROOMS

1

PARKING

VALUATION

\$368K

\$329K low

\$408K high

Last Sale

\$313,100 · Mar 5, 2024

Est. Owner Equity

\$63,787

Loan-to-Value

84%

TAX & ASSESSMENT

Property Tax	\$4,435 (2024)
Assessed Value	\$73,460
Previous Assessed	\$4,150
Assessor Market Value	\$209,880

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Montgomery
Lot (acres)	0.18
Heating	Central
Pool	No

Patio · 100 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 27, 2024	Resale	Limited Warranty Deed	\$313,100	\$128	\$305K
Jun 15, 2022	Resale	Limited Warranty Deed	\$720,000	\$294	
Dec 20, 2021	Resale	Warranty Deed	\$90,000	\$37	
Dec 20, 2021	Resale	Warranty Deed	\$90,000	\$37	
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	3.3 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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