

Single Family Residence

RESIDENTIAL

# 4277 RIVER RIDGE RD

DAYTON, OH 45415

**\$206,851** TopHap Estimate · \$125 / ft<sup>2</sup> · confidence 87 · as of Jun 25, 2026

**3**

BEDS

**2**

BATHS

**1,652 ft<sup>2</sup>**

LIVING AREA

**0.4 ac**

LOT SIZE

**1961**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$207K**

\$181K low

\$233K high

Last Sale

**\$115,500 · May 14, 2004**

Est. Owner Equity

**\$91,351**

Loan-to-Value

**56%**

## TAX & ASSESSMENT

Property Tax

**\$4,258 (2024)**

Assessed Value

**\$71,450**

Previous Assessed

**\$71,450**

Assessor Market Value

**\$204,140**

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | Montgomery              |
| Lot (acres)   | 0.40                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Shed · 180 ft²

Porch · 230 ft²

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT² | LOAN   |
|--------------|--------|------------|-----------|--------|--------|
| May 14, 2004 | Resale | Grant Deed | \$115,500 | \$70   | \$116K |
| Nov 27, 2001 | Resale | Grant Deed | \$160,000 | \$97   |        |

## ASSIGNED SCHOOLS

| SCHOOL                                 | LEVEL      | GRADES | DISTANCE |
|----------------------------------------|------------|--------|----------|
| Kleptz Early Childhood Learning Center | Elementary | PK–1   | 3.9 mi   |
| Northmont Middle School                | Middle     | 7–8    | 4.8 mi   |
| Northmont High School                  | High       | 9–12   | 4.8 mi   |

District: Northmont 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 45415**

|                          |                             |                             |                                    |                         |                        |
|--------------------------|-----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|
| <b>94</b><br>CRIME INDEX | <b>214</b><br>AIR POLLUTION | <b>13,123</b><br>POPULATION | <b>\$72K</b><br>MEDIAN IN-<br>COME | <b>52°F</b><br>AVG TEMP | <b>54%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|