

Single Family Residence

RESIDENTIAL

34 ROSELL DR

DAYTON, OH 45440

\$257,875 TopHap Estimate · \$180 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,432 ft²

LIVING AREA

0.47 ac

LOT SIZE

1954

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$258K

\$237K low

\$279K high

Last Sale

\$125,400 · Jun 29, 2004

Est. Owner Equity

\$27,375

Loan-to-Value

91%

TAX & ASSESSMENT

Property Tax	\$3,524 (2025)
Assessed Value	\$55,030
Previous Assessed	\$55,030
Assessor Market Value	\$157,210

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	GREENE
Lot (acres)	0.47
Construction	Concrete Blocks
Heating	Yes
Cooling	Central
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 29, 2004	Resale	Grant Deed	\$125,400	\$88	\$125K
Nov 1, 2001	Quitclaim	Quit Claim Transfer			\$91K
Mar 9, 2000	Resale	Grant Deed	\$71,000	\$50	
Nov 17, 1999	Non-arms-length	Trustees Deed	\$56,000	\$39	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fairbrook Elementary School	Elementary	KG–5	1.0 mi
Ankeney Middle School	Middle	6–8	1.1 mi
Beavercreek High School	High	10–12	3.2 mi

District: Beavercreek 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 45440

82 CRIME INDEX	210 AIR POLLUTION	22,560 POPULATION	\$89K 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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