

Single Family Residence **RESIDENTIAL**

82 ROSELL DR

DAYTON, OH 45440

\$265,862 TopHap Estimate · \$177 / ft² · confidence 86 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,502 ft²

LIVING AREA

0.45 ac

LOT SIZE

1956

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$266K

\$228K low

\$303K high

Last Sale

\$174,000 · Dec 26, 2018

Est. Owner Equity

\$88,121

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$4,127 (2025)
Assessed Value	\$63,170
Previous Assessed	\$63,170
Assessor Market Value	\$180,490

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	GREENE
Lot (acres)	0.45
Heating	Yes
Cooling	Central
Garage	Garage, Detached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 21, 2018	Resale	Warranty Deed	\$174,000	\$116	\$178K
Aug 31, 2004	Quitclaim	Quit Claim Transfer			\$140K
Feb 11, 2003	Resale	Grant Deed	\$133,000	\$89	\$131K
Oct 15, 1998	Resale	Grant Deed	\$112,500	\$75	\$115K

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	3.1 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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