

Single Family Residence **RESIDENTIAL**

# 6960 ROSECLIFF PL

DAYTON, OH 45459

**\$705,996** TopHap Estimate · \$316 / ft<sup>2</sup> · confidence 87 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,234 ft<sup>2</sup>**

LIVING AREA

**0.46 ac**

LOT SIZE

**2001**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

**2**

PARKING

## VALUATION

**\$706K**

\$612K low

\$800K high

Last Sale

**\$417,600 · Apr 15, 2002**

Est. Owner Equity

**\$380,996**

Loan-to-Value

**47%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,769 (2024) |
| Assessed Value        | \$118,800      |
| Previous Assessed     | \$118,800      |
| Assessor Market Value | \$339,430      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | Montgomery              |
| Lot (acres)   | 0.46                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Deck · 336 ft²

Patio · 320 ft²

Porch · 296 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|---------------------|-----------|--------|--------|
| Oct 28, 2020 | Recorded document | Warranty Deed       |           |        |        |
| Dec 21, 2009 | Quitclaim         | Quit Claim Transfer |           |        |        |
| Apr 15, 2002 | Resale            | Grant Deed          | \$417,600 | \$187  | \$325K |

## ASSIGNED SCHOOLS

| SCHOOL                   | LEVEL      | GRADES | DISTANCE |
|--------------------------|------------|--------|----------|
| Bauer Elementary         | Elementary | KG–5   | 0.6 mi   |
| Miamisburg High School   | High       | 9–12   | 2.8 mi   |
| Miamisburg Middle School | Middle     | 6–8    | 3.6 mi   |

District: Miamisburg 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 45459

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>53</b><br>CRIME INDEX | <b>206</b><br>AIR POLLUTION | <b>28,658</b><br>POPULATION | <b>\$90K</b><br>MEDIAN IN-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> |
|-----------|-----------------------|