

Single Family Residence

RESIDENTIAL

4524 RIVER RIDGE RD

DAYTON, OH 45415

\$334,720 TopHap Estimate · \$111 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

3

BATHS

3,015 ft²

LIVING AREA

0.45 ac

LOT SIZE

1890

YEAR BUILT

2

STORIES

7

ROOMS

4

PARKING

VALUATION

\$335K

\$310K low

\$359K high

Last Sale

\$285,000 · Aug 4, 2022

Est. Owner Equity

\$54,883

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$5,785 (2024)
Assessed Value	\$91,320
Previous Assessed	\$91,320
Assessor Market Value	\$260,910

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	Montgomery
Lot (acres)	0.45
Heating	Central
Cooling	Central
Pool	No

Deck · 150 ft²

Patio · 25 ft²

Porch · 30 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 8, 2022	Resale	Warranty Deed	\$285,000	\$95	\$280K
May 30, 2000	Resale	Grant Deed	\$375,000	\$124	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Kleptz Early Childhood Learning Center	Elementary	PK–1	3.7 mi
Northmont Middle School	Middle	7–8	4.6 mi
Northmont High School	High	9–12	4.6 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

94 CRIME INDEX	214 AIR POLLUTION	13,123 POPULATION	\$72K 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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