

Single Family Residence

**RESIDENTIAL**

# 4461 RIVER RIDGE RD

DAYTON, OH 45415

**\$235,125** TopHap Estimate · \$258 / ft² · confidence 89 · as of Jul 14, 2026



**3**

BEDS

**1.5**

BATHS

**912 ft²**

LIVING AREA

**0.41 ac**

LOT SIZE

**1949**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

**1**

PARKING

## VALUATION

**\$235K**

\$208K low

\$262K high

Last Sale

**\$219,000 · Mar 17, 2025**

Est. Owner Equity

**\$20,092**

Loan-to-Value

**92%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,768 (2024) |
| Assessed Value        | \$39,240       |
| Assessor Market Value | \$112,120      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | MONTGOMERY              |
| Lot (acres)   | 0.41                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Garage        | Garage, Basement        |
| Pool          | No                      |
| View          | Neighborhood / Spot     |

Deck · 408 ft²

Patio · 408 ft²

Porch · 288 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|---------------------|-----------|--------|--------|
| Feb 27, 2025 | Resale            | Warranty Deed       | \$219,000 | \$240  | \$215K |
| Jul 15, 2024 | Resale            | Warranty Deed       | \$103,000 | \$113  | \$140K |
| Nov 23, 2016 | Quitclaim         | Quit Claim Transfer |           |        |        |
| Nov 23, 2016 | Quitclaim         | Quit Claim Transfer |           |        |        |
| Nov 23, 2016 | Quitclaim         | Quit Claim Transfer |           |        |        |
| Nov 23, 2016 | Quitclaim         | Quit Claim Transfer |           |        |        |
| Feb 21, 2017 | Recorded document | Affidavit Of Death  |           |        |        |
| Sep 1, 2005  | Resale            | Warranty Deed       | \$105,000 | \$115  | \$100K |

## ASSIGNED SCHOOLS

| SCHOOL                                 | LEVEL      | GRADES | DISTANCE |
|----------------------------------------|------------|--------|----------|
| Kleptz Early Childhood Learning Center | Elementary | PK–1   | 3.8 mi   |
| Northmont Middle School                | Middle     | 7–8    | 4.6 mi   |
| Northmont High School                  | High       | 9–12   | 4.7 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



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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|