

Single Family Residence

RESIDENTIAL

6044 RIVA RIDGE DR

DAYTON, OH 45414

\$305,428 TopHap Estimate · \$246 / ft² · confidence 90 · as of Jul 14, 2026

3

BEDS

3

BATHS

1,240 ft²

LIVING AREA

0.4 ac

LOT SIZE

1999

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$305K

\$274K low

\$337K high

Last Sale

\$192,300 · Jun 10, 1999

Est. Owner Equity

\$175,428

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax

\$4,144 (2024)

Assessed Value

\$70,240

Previous Assessed

\$70,240

Assessor Market Value

\$200,680

PROPERTY FACTS

Property Type	Single Family Residence
Style	Modern
County	Montgomery
Lot (acres)	0.40
Heating	Central
Cooling	Central
Pool	No

Deck · 312 ft²

Patio · 312 ft²

Porch · 445 ft²

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Morton Middle School	Middle	6–8	2.8 mi
Helke Elementary School	Elementary	KG–3	3.4 mi
Butler High School	High	9–12	3.4 mi

District: Vandalia-Butler 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 45414

101 CRIME INDEX	209 AIR POLLUTION	20,544 POPULATION	\$64K 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