

Single Family Residence **RESIDENTIAL**

4041 OLD RIVERSIDE DR

DAYTON, OH 45405

\$89,900 TopHap Estimate · \$120 / ft² · confidence 82 · as of Jul 14, 2026



2
BEDS

1
BATHS

751 ft²
LIVING AREA

0.13 ac
LOT SIZE

1930
YEAR BUILT

1
STORIES

4
ROOMS

2
PARKING

VALUATION

\$90K

\$74K low

\$106K high

Last Sale

\$64,100 · Oct 19, 2023

Est. Owner Equity

\$89,900

TAX & ASSESSMENT

Property Tax	\$1,639 (2025)
Assessed Value	\$11,780
Previous Assessed	\$11,780
Assessor Market Value	\$33,660

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	MONTGOMERY
Lot (acres)	0.13
Heating	Central
Garage	Garage, Attached
Pool	No
View	Neighborhood / Spot

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 29, 2023	Resale	Warranty Deed	\$64,100	\$85	
Feb 18, 2017	Non-arms-length	Dual Purpose Document	\$45,000	\$60	\$44K
Dec 14, 2015	Resale	Warranty Deed	\$7,000	\$9	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Edwin Joel Brown Middle School	Middle	7–8	1.4 mi
Valerie Elementary School	Elementary	PK–6	2.2 mi
Meadowdale High School	High	9–12	2.3 mi

District: Dayton 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 45405

152 CRIME INDEX	210 AIR POLLUTION	18,409 POPULATION	\$43K MEDIAN IN-COME	52°F AVG TEMP	54% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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