

Single Family Residence

RESIDENTIAL

4375 RIVER RIDGE RD

DAYTON, OH 45415

\$238,153 TopHap Estimate · \$149 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,602 ft²

LIVING AREA

0.54 ac

LOT SIZE

1952

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

VALUATION

\$238K

\$216K low

\$260K high

Last Sale

\$127,500 · Jun 10, 2015

Est. Owner Equity

\$120,653

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$4,046 (2024)
Assessed Value	\$67,880
Previous Assessed	\$67,880
Assessor Market Value	\$193,940

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	Montgomery
Lot (acres)	0.54
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Porch · 144 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 28, 2015	Resale	Warranty Deed	\$127,500	\$80	\$118K
Mar 16, 2006	Resale	Special Warranty Deed	\$111,000	\$69	\$111K
Feb 24, 2006	Non-arms-length	Trustees Deed	\$115,000	\$72	
May 23, 2002	Resale	Grant Deed	\$133,000	\$83	\$106K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Kleptz Early Childhood Learning Center	Elementary	PK–1	3.8 mi
Northmont Middle School	Middle	7–8	4.7 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

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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