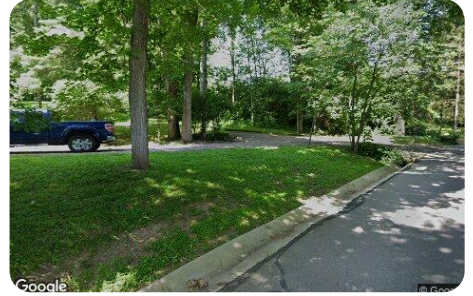
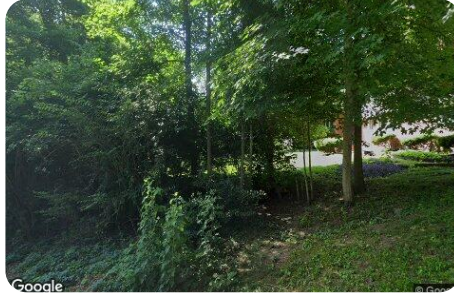


Single Family Residence **RESIDENTIAL**

4280 RIVER RIDGE RD

DAYTON, OH 45415

\$329,373 TopHap Estimate · \$119 / ft² · confidence 91 · as of Jun 23, 2026



3

BEDS

2.5

BATHS

2,774 ft²

LIVING AREA

0.72 ac

LOT SIZE

1961

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$329K

\$300K low

\$359K high

Last Sale

\$124,000 · Apr 9, 2009

Est. Owner Equity

\$329,373

TAX & ASSESSMENT

Property Tax	\$4,727 (2025)
Assessed Value	\$73,420
Previous Assessed	\$73,420
Assessor Market Value	\$209,760

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	MONTGOMERY
Lot (acres)	0.72
Construction	Steel Frame
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes
View	Neighborhood / Spot

Deck · 330 ft²

Patio · 330 ft²

Porch · 368 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 10, 2008	Resale	Grant Deed	\$124,000	\$45	
Jun 2, 2006	Non-arms-length	Trustees Deed	\$114,000	\$41	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Kleptz Early Childhood Learning Center	Elementary	PK–1	3.9 mi
Northmont Middle School	Middle	7–8	4.8 mi
Northmont High School	High	9–12	4.8 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	Absentee owner
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