

Single Family Residence

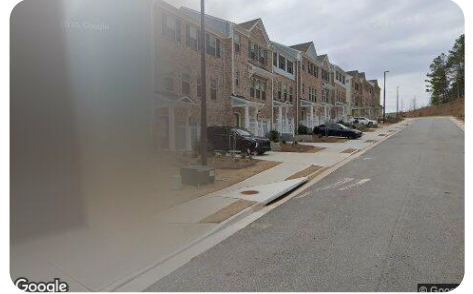
**RESIDENTIAL**

# 131 MATSON RUN SW

MABLETON, GA 30126

**\$388,685**

TopHap Estimate · \$222 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**3**

BEDS

**4**

BATHS

**1,750 ft<sup>2</sup>**

LIVING AREA

**958 ft<sup>2</sup>**

LOT SIZE

**2023**

YEAR BUILT

**2**

STORIES

**5**

ROOMS

**2**

PARKING

## VALUATION

**\$389K**

\$348K low

\$429K high

Last Sale

**\$433,000 · Feb 28, 2024**

Est. Owner Equity

**\$0**

Loan-to-Value

**112%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,850 (2025) |
| Assessed Value        | \$169,972      |
| Previous Assessed     | \$26,000       |
| Assessor Market Value | \$424,930      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Cobb                    |
| Lot (acres)   | 0.02                    |
| Heating       | Heat Pump               |
| Fireplace     | Yes                     |
| Garage        | Garage, Basement        |

Deck · 112 ft<sup>2</sup>

## CLIMATE RISK

**1**  
FLOOD

**20**  
WILDFIRE

**86**  
HEAT

**89**  
STORM

**45**  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED                  | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|-----------------------|-----------|--------------------|--------|
| Feb 13, 2024 | Resale | Limited Warranty Deed | \$433,000 | \$247              | \$425K |

## ASSIGNED SCHOOLS

| SCHOOL                                | LEVEL      | GRADES | DISTANCE |
|---------------------------------------|------------|--------|----------|
| Clay-Harmony Leland Elementary School | Elementary | KG–5   | 0.9 mi   |
| Pebblebrook High School               | High       | 9–12   | 1.8 mi   |
| Betty Gray Middle School              | Middle     | 6–8    | 3.2 mi   |

District: Cobb County 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 30126

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>86</b><br>CRIME INDEX | <b>84</b><br>AIR POLLUTION | <b>41,254</b><br>POPULATION | <b>\$111K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|