

Single Family Residence **RESIDENTIAL**

# 91 ROCKY RIV RD

RINGGOLD, GA 30736

**\$433,179** TopHap Estimate · \$174 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BATHS

**2,492 ft<sup>2</sup>**

LIVING AREA

**0.32 ac**

LOT SIZE

**2003**

YEAR BUILT

**2**

STORIES

## VALUATION

**\$433K**

\$412K low

\$455K high

Est. Owner Equity

**\$140,579**

Loan-to-Value

**67%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,259 (2025) |
| Assessed Value        | \$178,122      |
| Previous Assessed     | \$120,970      |
| Assessor Market Value | \$445,305      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Catoosa                 |
| Lot (acres)   | 0.32                    |
| Foundation    | Concrete                |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |

Porch · 420 ft²

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Battlefield Primary School | Elementary | PK–2   | 2.6 mi   |
| Heritage High School       | High       | 9–12   | 3.4 mi   |
| Heritage Middle School     | Middle     | 6–8    | 3.7 mi   |

District: Catoosa 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 30736

|                                      |                                         |                                         |                                            |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>88</div> <div>CRIME INDEX</div> | <div>116</div> <div>AIR POLLUTION</div> | <div>45,340</div> <div>POPULATION</div> | <div>\$82K</div> <div>MEDIAN IN-COME</div> | <div>59°F</div> <div>AVG TEMP</div> | <div>61%</div> <div>SUNSHINE</div> |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|