

Single Family Residence

**RESIDENTIAL**

# 45 NORTHSIDE DR NW

ROME, GA 30165

**\$193,176** TopHap Estimate · \$81 / ft<sup>2</sup> · confidence 76 · as of Jul 14, 2026



**2**

BATHS

**2,388 ft<sup>2</sup>**

LIVING AREA

**0.69 ac**

LOT SIZE

**1967**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$193K**

\$146K low

\$240K high

Est. Owner Equity

**\$193,176**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,656 (2025) |
| Assessed Value        | \$90,541       |
| Previous Assessed     | \$83,110       |
| Assessor Market Value | \$226,352      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Floyd                   |
| Lot (acres)   | 0.69                    |
| Foundation    | Concrete                |
| Roof          | Composition Shingle     |
| Heating       | Forced Air              |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Patio · 312 ft²

Porch · 96 ft²

## CLIMATE RISK

1

FLOOD

27

WILDFIRE

88

HEAT

94

STORM

23

DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE | \$/FT² | LOAN |
|--------------|-------------------|---------------------|-------|--------|------|
| Jan 13, 2014 | Quitclaim         | Quit Claim Transfer |       |        |      |
| Jan 13, 2014 | Recorded document | Grant Deed          |       |        |      |
| Oct 17, 2006 | Quitclaim         | Quit Claim Transfer |       |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Coosa High School              | High       | 9–12   | 1.1 mi   |
| Coosa Middle School            | Middle     | 6–8    | 1.1 mi   |
| Garden Lakes Elementary School | Elementary | PK–5   | 2.9 mi   |

District: Floyd 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 30165

|                   |                     |                      |                         |                  |                 |
|-------------------|---------------------|----------------------|-------------------------|------------------|-----------------|
| 82<br>CRIME INDEX | 87<br>AIR POLLUTION | 45,389<br>POPULATION | \$67K<br>MEDIAN IN-COME | 60°F<br>AVG TEMP | 61%<br>SUNSHINE |
|-------------------|---------------------|----------------------|-------------------------|------------------|-----------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|