

Single Family Residence **RESIDENTIAL**

86 WILL RIDGE DR

RINGGOLD, GA 30736

\$509,897 TopHap Estimate · \$184 / ft² · confidence 97 · as of Jul 14, 2026



3

BATHS

2,772 ft²

LIVING AREA

0.5 ac

LOT SIZE

2004

YEAR BUILT

2

STORIES

VALUATION

\$510K

\$497K low

\$523K high

Last Sale

\$375,000 · May 7, 2021

Est. Owner Equity

\$134,897

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$3,518 (2025)
Assessed Value	\$193,346
Previous Assessed	\$187,266
Assessor Market Value	\$483,365

PROPERTY FACTS

Property Type	Single Family Residence
County	Catoosa
Lot (acres)	0.50
Foundation	Concrete
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes

Deck · 244 ft²

Porch · 335 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 7, 2021	Resale	Warranty Deed	\$375,000	\$135	\$375K
May 7, 2021	Resale	Warranty Deed	\$375,000	\$135	\$375K
Jan 21, 2011	Resale	Grant Deed	\$225,000	\$81	\$207K
Sep 17, 2010	Resale	Warranty Deed	\$292,000	\$105	
Sep 17, 2010	Resale	Grant Deed	\$292,000	\$105	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Boyton Elementary School	Elementary	PK–5	1.2 mi
Heritage High School	High	9–12	1.4 mi
Heritage Middle School	Middle	6–8	1.6 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

88 CRIME INDEX	116 AIR POLLUTION	45,340 POPULATION	\$82K MEDIAN IN-COME	59°F AVG TEMP	61% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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