

Single Family Residence

RESIDENTIAL

12 RIVER PLACE DR SW

ROME, GA 30165

\$475,888 TopHap Estimate · \$180 / ft² · confidence 93 · as of Jul 14, 2026



3

BATHS

2,646 ft²

LIVING AREA

0.94 ac

LOT SIZE

1981

YEAR BUILT

2

STORIES

VALUATION

\$476K

\$443K low

\$509K high

Last Sale

\$291,000 · Oct 9, 2020

Est. Owner Equity

\$186,630

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$4,294 (2025)
Assessed Value	\$180,271
Previous Assessed	\$167,935
Assessor Market Value	\$450,678

PROPERTY FACTS

Property Type	Single Family Residence
County	Floyd
Lot (acres)	0.94
Foundation	Concrete
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Pool	No

Porch · 109 ft²

CLIMATE RISK

42
FLOOD

28
WILDFIRE

86
HEAT

92
STORM

23
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 9, 2020	Resale	Warranty Deed	\$291,000	\$110	\$286K
Sep 18, 2019	Resale	Warranty Deed	\$268,900	\$102	\$264K
Jul 25, 2018	Resale	Warranty Deed	\$200,000	\$76	\$196K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Alto Park Elementary School	Elementary	PK–5	2.6 mi
Coosa High School	High	9–12	5.4 mi
Coosa Middle School	Middle	6–8	5.6 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 CRIME INDEX	87 AIR POLLUTION	45,389 POPULATION	\$67K MEDIAN IN-COME	60°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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