

Single Family Residence

**RESIDENTIAL**

# 2256 OLD RINGGOLD RD

ROCKY FACE, GA 30740

**\$291,362** TopHap Estimate · \$172 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**2**

BATHS

**1,692 ft<sup>2</sup>**

LIVING AREA

**0.98 ac**

LOT SIZE

**1995**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$291K**

\$276K low

\$306K high

Last Sale

**\$210,000 · May 29, 2020**

Est. Owner Equity

**\$87,662**

Loan-to-Value

**80%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,076 (2025) |
| Assessed Value        | \$102,492      |
| Previous Assessed     | \$102,492      |
| Assessor Market Value | \$256,230      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Whitfield               |
| Lot (acres)   | 0.98                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Masonry (Unspecified)   |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Garage        | Mixed                   |
| Pool          | No                      |

Porch · 320 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| May 29, 2020 | Resale    | Grant Deed          | \$210,000 | \$124  | \$204K |
| May 3, 2019  | Quitclaim | Quit Claim Transfer |           |        |        |
| Apr 26, 2012 | Quitclaim | Quit Claim Transfer |           |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Westside Elementary School | Elementary | PK–5   | 3.4 mi   |
| Westside Middle School     | Middle     | 6–8    | 3.4 mi   |
| Northwes High School       | High       | 9–12   | 10.1 mi  |

District: Whitfield 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 30740

|                          |                             |                            |                                |                         |                        |
|--------------------------|-----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>87</b><br>CRIME INDEX | <b>111</b><br>AIR POLLUTION | <b>9,147</b><br>POPULATION | <b>\$79K</b><br>MEDIAN IN-COME | <b>59°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|--------------------------|-----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

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