

Single Family Residence **RESIDENTIAL**

# 252 RUSTIC RIDGE DR NE

KENNESAW, GA 30144

**\$247,302** TopHap Estimate · \$189 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,310 ft<sup>2</sup>**

LIVING AREA

**0.2 ac**

LOT SIZE

**1979**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$247K**

\$233K low

\$262K high

Est. Owner Equity

**\$144,402**

Loan-to-Value

**42%**

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$650 (2025) |
| Assessed Value        | \$115,980    |
| Previous Assessed     | \$258,210    |
| Assessor Market Value | \$289,950    |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Bi-Level                |
| County        | Cobb                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Heat Pump               |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Basement        |
| Pool          | No                      |

Deck · 40 ft²

Patio · 254 ft²

## CLIMATE RISK

10  
FLOOD

17  
WILDFIRE

85  
HEAT

95  
STORM

45  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-------|--------|--------|
| Sep 27, 2016 | Quitclaim | Quit Claim Transfer |       |        | \$103K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Kell High School            | High       | 9–12   | 1.8 mi   |
| Blackwell Elementary School | Elementary | KG–5   | 2.3 mi   |
| McCleskey Middle School     | Middle     | 6–8    | 2.7 mi   |

District: Cobb 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 30144

|                   |                     |                      |                         |                  |                 |
|-------------------|---------------------|----------------------|-------------------------|------------------|-----------------|
| 86<br>CRIME INDEX | 83<br>AIR POLLUTION | 60,040<br>POPULATION | \$89K<br>MEDIAN IN-COME | 60°F<br>AVG TEMP | 61%<br>SUNSHINE |
|-------------------|---------------------|----------------------|-------------------------|------------------|-----------------|

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

## OWNERSHIP

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