

Triplex (3 Units, Any Combination)

RESIDENTIAL

719 RIVERBEND RD

DALTON, GA 30721



3

BEDS

3

BATHS

1,896 ft²

LIVING AREA

1.32 ac

LOT SIZE

1966

YEAR BUILT

1

STORIES

VALUATION

Last Sale

\$4,750,000 · Dec 15, 2006

TAX & ASSESSMENT

Property Tax	\$9,187 (2025)
Assessed Value	\$299,981
Previous Assessed	\$299,981
Assessor Market Value	\$749,953

PROPERTY FACTS

Property Type	Triplex (3 Units, Any Combination)
Style	Triplex
County	WHITFIELD
Lot (acres)	1.32
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Porch · 1,619 ft²

CLIMATE RISK

1 FLOOD	5 WILDFIRE	90 HEAT	96 STORM	27 DROUGHT
------------	---------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 21, 2015	Financing	Grant Deed			\$2.4M
Dec 15, 2006	Quitclaim	Quit Claim Transfer			
Dec 15, 2006	Non-arms-length	Warranty Deed	\$4,750,000	\$2505	
Dec 15, 2006	Recorded document	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Blue Ridge Elementary School	Elementary	PK–5	0.6 mi
Dalton Middle School	Middle	6–8	2.2 mi
Dalton High School	High	9–12	2.2 mi

District: Dalton City 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 30721

106 CRIME INDEX	107 AIR POLLUTION	54,127 POPULATION	\$57K MEDIAN IN-COME	60°F AVG TEMP	61% SUNSHINE
---------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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