

Single Family Residence **RESIDENTIAL**

113 RIVER RIDGE DR

CARROLLTON, GA 30117

\$289,264 TopHap Estimate · \$163 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,780 ft²

LIVING AREA

0.53 ac

LOT SIZE

1991

YEAR BUILT

2

STORIES

6

ROOMS

3

PARKING

VALUATION

\$289K

\$275K low

\$303K high

Last Sale

\$182,000 · Apr 14, 2020

Est. Owner Equity

\$112,491

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$2,147 (2025)
Assessed Value	\$96,001
Previous Assessed	\$96,001
Assessor Market Value	\$240,003

PROPERTY FACTS

Property Type	Single Family Residence
County	Carroll
Lot (acres)	0.53
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 192 ft²

Porch · 216 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 14, 2020	Quitclaim	Quit Claim Transfer			
Apr 14, 2020	Resale	Warranty Deed	\$182,000	\$102	\$179K
Aug 4, 2017	Resale	Grant Deed	\$129,388	\$73	\$129K
Dec 6, 2016	Recorded document	Grant Deed			
Mar 7, 2014	Resale	Warranty Deed	\$113,900	\$64	\$116K
Mar 7, 2014	Resale	Grant Deed	\$113,900	\$64	\$116K
Aug 15, 2013	Resale	Grant Deed	\$72,000	\$40	
Aug 20, 2013	Resale	Grant Deed	\$72,000	\$40	
May 7, 2013	Non-arms-length	Trustees Deed	\$80,000	\$45	
May 7, 2013	Recorded document	Grant Deed			
Aug 1, 2012	Quitclaim	Quit Claim Transfer			
Aug 15, 2012	Quitclaim	Quit Claim Transfer			
Oct 26, 2006	Quitclaim	Quit Claim Transfer			
Oct 26, 2006	Quitclaim	Quit Claim Transfer			
Mar 2, 2004	Resale	Warranty Deed	\$122,000	\$69	\$147K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Central High School	High	9–12	4.0 mi
Central Middle School	Middle	6–8	4.1 mi
Central Elementary School	Elementary	PK–5	4.4 mi

District: Carroll 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 30117

119 CRIME INDEX	84 AIR POLLUTION	40,595 POPULATION	\$65K MEDIAN IN-COME	61°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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