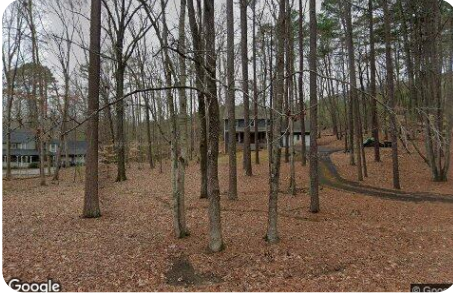


Single Family Residence **RESIDENTIAL**

# 56 RIVER LN SW

ROME, GA 30165

**\$408,587** TopHap Estimate · \$181 / ft² · confidence 91 · as of Jul 14, 2026



**3**

BATHS

**2,260 ft²**

LIVING AREA

**1.38 ac**

LOT SIZE

**1985**

YEAR BUILT

**2**

STORIES

## VALUATION

**\$409K**

\$372K low

\$445K high

Last Sale

**\$215,000 · Mar 6, 2013**

Est. Owner Equity

**\$236,587**

Loan-to-Value

**41%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,513 (2025) |
| Assessed Value        | \$160,116      |
| Previous Assessed     | \$148,348      |
| Assessor Market Value | \$400,290      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Floyd                   |
| Lot (acres)   | 1.38                    |
| Foundation    | Concrete                |
| Roof          | Composition Shingle     |
| Heating       | Forced Air              |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Deck · 312 ft²

Porch · 210 ft²

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 29<br>WILDFIRE | 86<br>HEAT | 93<br>STORM | 23<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|---------------|-----------|--------|--------|
| Mar 6, 2013  | Resale          | Grant Deed    | \$215,000 | \$95   | \$172K |
| Mar 6, 2013  | Resale          | Grant Deed    | \$215,000 | \$95   |        |
| Aug 2, 2012  | Resale          | Grant Deed    | \$62,350  | \$28   |        |
| Nov 12, 2008 | Resale          | Grant Deed    | \$125,000 | \$55   |        |
| Aug 5, 2008  | Non-arms-length | Trustees Deed | \$196,126 | \$87   |        |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Alto Park Elementary School | Elementary | PK–5   | 3.2 mi   |
| Coosa High School           | High       | 9–12   | 5.1 mi   |
| Coosa Middle School         | Middle     | 6–8    | 5.3 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

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>82</b><br>CRIME INDEX | <b>87</b><br>AIR POLLUTION | <b>45,389</b><br>POPULATION | <b>\$67K</b><br>MEDIAN IN-COME | <b>60°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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