

Single Family Residence

RESIDENTIAL

# 14 RIVERBIRCH RUN

DALLAS, GA 30157

**\$507,150** TopHap Estimate · \$161 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026

5

BEDS

5

BATHS

3,151 ft<sup>2</sup>

LIVING AREA

0.27 ac

LOT SIZE

2022

YEAR BUILT

3

STORIES

## VALUATION

\$507K

\$483K low

\$531K high

Last Sale

\$486,000 · Mar 2, 2023

Est. Owner Equity

\$94,050

Loan-to-Value

82%

## TAX & ASSESSMENT

Property Tax

\$4,755 (2024)

Assessed Value

\$207,976

Previous Assessed

\$193,848

Assessor Market Value

\$519,940

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Paulding                   |
| Lot (acres)   | 0.27                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Composition Shingle        |
| Heating       | Forced Air                 |
| Cooling       | Central                    |
| Fireplace     | Yes                        |
| Pool          | No                         |

Patio · 100 ft²

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED          | PRICE        | \$/FT² | LOAN   |
|--------------|-----------------|---------------|--------------|--------|--------|
| Mar 2, 2023  | Financing       | Warranty Deed |              |        |        |
| Mar 2, 2023  | Resale          | Warranty Deed | \$486,000    | \$154  | \$413K |
| Jul 12, 2022 | Financing       | Warranty Deed |              |        |        |
| Jul 10, 2020 | Non-arms-length | Grant Deed    | \$10,500,000 | \$3332 | \$7M   |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Roberts Elementary School | Elementary | KG–5   | 1.0 mi   |
| Moses Middle School       | Middle     | 6–8    | 1.8 mi   |
| East Paulding High School | High       | 9–12   | 2.3 mi   |

District: Paulding 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 30157

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>94</b><br>CRIME INDEX | <b>82</b><br>AIR POLLUTION | <b>55,184</b><br>POPULATION | <b>\$92K</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 | <b>Owner occupied</b> |
|-----------|-----------------------|