

Single Family Residence **RESIDENTIAL**

# 116 RICKMAN ST

TOCCOA, GA 30577

**\$219,353** TopHap Estimate · \$172 / ft<sup>2</sup> · confidence 87 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,276 ft<sup>2</sup>**

LIVING AREA

**0.37 ac**

LOT SIZE

**1949**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

## VALUATION

**\$219K**

\$190K low

\$249K high

Last Sale

**\$215,000 · Sep 23, 2025**

Est. Owner Equity

**\$219,353**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,839 (2025) |
| Assessed Value        | \$81,379       |
| Previous Assessed     | \$53,136       |
| Assessor Market Value | \$203,446      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | Stephens                |
| Lot (acres)   | 0.37                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Raised (Unspecified)    |
| Roof          | Composition Shingle     |
| Heating       | Forced Air              |
| Cooling       | Central                 |
| Garage        | Carport (Unspecified)   |

Deck · 225 ft²

Patio · 225 ft²

Porch · 240 ft²

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED                  | PRICE     | \$/FT² | LOAN   |
|--------------|--------|-----------------------|-----------|--------|--------|
| Sep 19, 2025 | Resale | Limited Warranty Deed | \$215,000 | \$168  |        |
| Jan 27, 2021 | Resale | Grant Deed            | \$140,000 | \$110  | \$128K |
| Dec 29, 2020 | Resale | Grant Deed            | \$105,000 | \$82   |        |
| Nov 15, 2019 | Resale | Grant Deed            | \$75,000  | \$59   |        |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Liberty Elementary School     | Elementary | 1–2    | 2.4 mi   |
| Stephens County High School   | High       | 9–12   | 2.7 mi   |
| Stephens County Middle School | Middle     | 6–8    | 2.8 mi   |

District: Stephens 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 30577

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>104</b><br>CRIME INDEX | <b>94</b><br>AIR POLLUTION | <b>22,510</b><br>POPULATION | <b>\$58K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|