

Single Family Residence

**RESIDENTIAL**

# 18 RIVER PLACE DR SW

ROME, GA 30165

**\$417,024** TopHap Estimate · \$190 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BATHS

**2,199 ft<sup>2</sup>**

LIVING AREA

**0.76 ac**

LOT SIZE

**1984**

YEAR BUILT

**2**

STORIES

## VALUATION

**\$417K**

\$399K low

\$435K high

Last Sale

**\$224,500 · Sep 19, 2019**

Est. Owner Equity

**\$142,024**

Loan-to-Value

**65%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,954 (2025) |
| Assessed Value        | \$159,755      |
| Previous Assessed     | \$149,481      |
| Assessor Market Value | \$399,388      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Floyd                   |
| Lot (acres)   | 0.76                    |
| Foundation    | Concrete                |
| Roof          | Composition Shingle     |
| Heating       | Forced Air              |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Deck · 386 ft²

Porch · 38 ft²

## CLIMATE RISK

36

FLOOD

28

WILDFIRE

86

HEAT

92

STORM

23

DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN |
|--------------|-----------|---------------------|-----------|--------|------|
| Sep 19, 2019 | Resale    | Warranty Deed       | \$224,500 | \$102  |      |
| Apr 10, 2007 | Quitclaim | Quit Claim Transfer |           |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Alto Park Elementary School | Elementary | PK–5   | 2.7 mi   |
| Coosa High School           | High       | 9–12   | 5.5 mi   |
| Coosa Middle School         | Middle     | 6–8    | 5.7 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 | <b>Owner occupied</b> |
|-----------|-----------------------|