

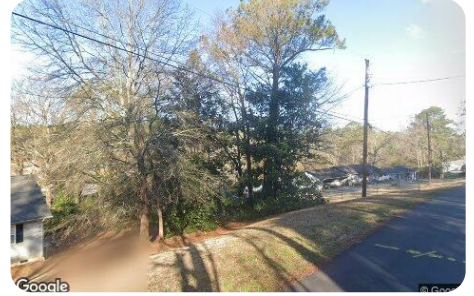
Single Family Residence

**RESIDENTIAL**

# 5 DONCASTER DR NE

ROME, GA 30161

**\$239,316** TopHap Estimate · \$168 / ft<sup>2</sup> · confidence 91 · as of Jun 23, 2026



**2**

BATHS

**1,421 ft<sup>2</sup>**

LIVING AREA

**0.65 ac**

LOT SIZE

**2000**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$239K**

\$218K low

\$261K high

Last Sale

**\$164,800 · Jun 1, 2021**

Est. Owner Equity

**\$7,591**

Loan-to-Value

**97%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,889 (2025) |
| Assessed Value        | \$111,235      |
| Previous Assessed     | \$104,096      |
| Assessor Market Value | \$278,088      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Floyd                   |
| Lot (acres)   | 0.65                    |
| Foundation    | Concrete                |
| Roof          | Composition Shingle     |
| Heating       | Forced Air              |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Deck · 120 ft²

Porch · 80 ft²

## CLIMATE RISK

1

FLOOD

26

WILDFIRE

85

HEAT

87

STORM

31

DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| May 31, 2024 | Quitclaim | Quit Claim Transfer | \$236,000 | \$166  | \$232K |
| Jun 1, 2021  | Resale    | Warranty Deed       | \$164,800 | \$116  | \$162K |
| Oct 8, 2008  | Financing | Grant Deed          |           |        | \$52K  |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Model Middle School       | Middle     | 6–8    | 3.6 mi   |
| Model High School         | High       | 9–12   | 3.7 mi   |
| Johnson Elementary School | Elementary | PK–5   | 4.1 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 30161

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>115</b><br>CRIME INDEX | <b>87</b><br>AIR POLLUTION | <b>36,791</b><br>POPULATION | <b>\$64K</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> |
|-----------|-----------------------|