

Rural Residence

RESIDENTIAL

31 ORCHARD SPRING DR SW

ROME, GA 30165

\$1,983,788 TopHap Estimate · \$2,818 / ft² · confidence 41 · as of Jul 14, 2026



1

BATHS

704 ft²

LIVING AREA

28.54 ac

LOT SIZE

1930

YEAR BUILT

1

STORIES

VALUATION

\$2M

\$822K low

\$3.1M high

Last Sale

\$323,975 · Oct 15, 2015

Est. Owner Equity

\$1,983,788

TAX & ASSESSMENT

Property Tax	\$5,478 (2025)
Assessed Value	\$191,267
Previous Assessed	\$160,839
Assessor Market Value	\$478,168

PROPERTY FACTS

Property Type	Rural Residence
County	Floyd
Lot (acres)	28.54
Foundation	Pier/Post & Beam
Roof	Wood Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 328 ft²

Shed · 648 ft²

Patio · 2,750 ft²

Porch · 108 ft²

CLIMATE RISK

98 FLOOD	31 WILDFIRE	86 HEAT	93 STORM	23 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 6, 2026	Resale	Warranty Deed	\$1,700,000	\$2415	
Oct 15, 2015	Resale	Grant Deed	\$1,190,000	\$1690	\$1M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Alto Park Elementary School	Elementary	PK–5	3.7 mi
Coosa High School	High	9–12	5.3 mi
Coosa Middle School	Middle	6–8	5.5 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

82 CRIME INDEX	87 AIR POLLUTION	45,389 POPULATION	\$67K MEDIAN IN-COME	60°F AVG TEMP	61% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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