

Single Family Residence **RESIDENTIAL**

16 RIVER PLACE DR SW

ROME, GA 30165

\$366,519 TopHap Estimate · \$152 / ft² · confidence 89 · as of Jul 14, 2026



4

BATHS

2,412 ft²

LIVING AREA

0.76 ac

LOT SIZE

1983

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$367K

\$327K low

\$406K high

Est. Owner Equity

\$293,379

Loan-to-Value

19%

TAX & ASSESSMENT

Property Tax	\$2,700 (2025)
Assessed Value	\$152,806
Previous Assessed	\$142,902
Assessor Market Value	\$382,014

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 · 320 ft²

Porch · 230 ft²

CLIMATE RISK

42

FLOOD

28

WILDFIRE

86

HEAT

92

STORM

23

DROUGHT

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

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

82 CRIME INDEX	87 AIR POLLUTION	45,389 POPULATION	\$67K MEDIAN IN-COME	60°F AVG TEMP	61% SUNSHINE
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------