

Single Family Residence **RESIDENTIAL**

45 VANN DR NW

ROME, GA 30165

\$227,148 TopHap Estimate · \$142 / ft² · confidence 89 · as of Jul 14, 2026



2

BATHS

1,601 ft²

LIVING AREA

2.63 ac

LOT SIZE

1960

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$227K

\$202K low

\$253K high

Est. Owner Equity

\$227,148

TAX & ASSESSMENT

Property Tax	\$1,035 (2025)
Assessed Value	\$95,281
Previous Assessed	\$87,090
Assessor Market Value	\$238,201

PROPERTY FACTS

Property Type	Single Family Residence
County	Floyd
Lot (acres)	2.63
Foundation	Concrete
Roof	Composition Shingle
Heating	Gravity
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	No

Shed · 228 ft²

Porch · 320 ft²

CLIMATE RISK

39

FLOOD

29

WILDFIRE

88

HEAT

94

STORM

23

DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Coosa High School	High	9–12	0.4 mi
Coosa Middle School	Middle	6–8	0.6 mi
Garden Lakes Elementary School	Elementary	PK–5	3.6 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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