

Rural Residence

RESIDENTIAL

31 ORCHARD SPRING DR SW

ROME, GA 30165

\$1,647,002 TopHap Estimate · \$326 / ft² · confidence 81 · as of Jul 14, 2026

5

BATHS

5,047 ft²

LIVING AREA

13.31 ac

LOT SIZE

1850

YEAR BUILT

2

STORIES

VALUATION

\$1.6M

\$1.3M low

\$2M high

Last Sale

\$821,409 · Oct 15, 2015

Est. Owner Equity

\$1,647,002

TAX & ASSESSMENT

Property Tax

\$12,329 (2025)

Assessed Value

\$430,470

Previous Assessed

\$397,311

Assessor Market Value

\$1,076,176

PROPERTY FACTS

Property Type	Rural Residence
County	Floyd
Lot (acres)	13.31
Construction	Wood (Unspecified)
Foundation	Concrete
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 192 ft²

Patio · 1,440 ft²

Porch · 1,456 ft²

CLIMATE RISK

95 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	\$337	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Alto Park Elementary School	Elementary	PK–5	3.8 mi
Coosa High School	High	9–12	5.4 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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