

Single Family Residence

**RESIDENTIAL**

# 412 RIDGEWOOD DR

VILLA RICA, GA 30180

**\$233,822** TopHap Estimate · \$189 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,238 ft<sup>2</sup>**

LIVING AREA

**0.26 ac**

LOT SIZE

**2005**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

## VALUATION

**\$234K**

\$226K low

\$242K high

Last Sale

**\$98,121 · Aug 27, 2007**

Est. Owner Equity

**\$233,822**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,361 (2024) |
| Assessed Value        | \$84,448       |
| Previous Assessed     | \$84,448       |
| Assessor Market Value | \$211,119      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Carroll                    |
| Lot (acres)   | 0.26                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Composition Shingle        |
| Heating       | Central                    |
| Cooling       | Central                    |
| Fireplace     | Yes                        |
| Pool          | No                         |

Patio · 120 ft²

Porch · 108 ft²

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 26<br>WILDFIRE | 87<br>HEAT | 96<br>STORM | 31<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|---------------|-----------|--------|--------|
| Aug 27, 2007 | Recorded document | Grant Deed    |           |        |        |
| Aug 27, 2007 | Resale            | Grant Deed    | \$98,121  | \$79   |        |
| Mar 6, 2007  | Non-arms-length   | Trustees Deed | \$126,443 | \$102  |        |
| Mar 6, 2007  | Recorded document | Grant Deed    |           |        |        |
| Mar 6, 2007  | Non-arms-length   | Grant Deed    | \$126,444 | \$102  |        |
| Jun 16, 2005 | Resale            | Warranty Deed | \$120,000 | \$97   | \$119K |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Villa Rica High School    | High       | 9–12   | 1.2 mi   |
| Bay Springs Middle School | Middle     | 6–8    | 1.9 mi   |
| Ithica Elementary School  | Elementary | PK–5   | 2.9 mi   |

District: Carroll 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 30180

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>87</b><br>CRIME INDEX | <b>78</b><br>AIR POLLUTION | <b>41,417</b><br>POPULATION | <b>\$86K</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 | Absentee owner |
|-----------|----------------|