

Duplex (2 Units, Any Combination)

RESIDENTIAL

# SIMON DR

ROME, GA 30165



4

BATHS

2,046 ft<sup>2</sup>

LIVING AREA

0.24 ac

LOT SIZE

1994

YEAR BUILT

1

STORIES

## VALUATION

Last Sale

\$194,900 · Apr 18, 2024

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,437 (2025) |
| Assessed Value        | \$50,185       |
| Previous Assessed     | \$46,693       |
| Assessor Market Value | \$125,462      |

## PROPERTY FACTS

|               |                                   |
|---------------|-----------------------------------|
| Property Type | Duplex (2 Units, Any Combination) |
| County        | Floyd                             |
| Lot (acres)   | 0.24                              |
| Foundation    | Mat/Raft Foundation (Slab)        |
| Roof          | Composition Shingle               |
| Heating       | Forced Air                        |
| Cooling       | Central                           |
| Fireplace     | Yes                               |
| Garage        | Carport (Unspecified)             |
| Pool          | No                                |

Porch · 64 ft²

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 29<br>WILDFIRE | 88<br>HEAT | 94<br>STORM | 23<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Apr 16, 2024 | Resale    | Warranty Deed       | \$194,900 | \$95   | \$146K |
| Jan 21, 2022 | Resale    | Warranty Deed       | \$128,500 | \$63   |        |
| May 23, 2012 | Quitclaim | Quit Claim Transfer |           |        |        |
| May 23, 2012 | Quitclaim | Quit Claim Transfer |           |        |        |
| Nov 18, 2009 | Quitclaim | Quit Claim Transfer |           |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Coosa High School              | High       | 9–12   | 0.3 mi   |
| Coosa Middle School            | Middle     | 6–8    | 0.5 mi   |
| Garden Lakes Elementary School | Elementary | PK–5   | 3.7 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

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>82</b><br>CRIME INDEX | <b>87</b><br>AIR POLLUTION | <b>45,389</b><br>POPULATION | <b>\$67K</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 | <b>Absentee owner</b> |
|-----------|-----------------------|