

Single Family Residence **RESIDENTIAL**

# 3006 RIVER STATION DR

WOODSTOCK, GA 30188

**\$376,857** TopHap Estimate · \$229 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**  
BEDS

**2**  
BATHS

**1,645 ft<sup>2</sup>**  
LIVING AREA

**0.34 ac**  
LOT SIZE

**1988**  
YEAR BUILT

**1**  
STORIES

**2**  
PARKING

## VALUATION

**\$377K**

\$359K low

\$394K high

Last Sale

**\$331,100 · Sep 1, 2021**

Est. Owner Equity

**\$71,307**

Loan-to-Value

**79%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,414 (2025) |
| Assessed Value        | \$143,656      |
| Previous Assessed     | \$132,096      |
| Assessor Market Value | \$359,140      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | Cherokee                |
| Foundation    | Footing                 |
| Roof          | Wood Shingle            |
| Heating       | Forced Air              |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Patio · 40 ft²

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Sep 1, 2021  | Resale | Warranty Deed | \$331,050 | \$201  | \$306K |
| May 31, 2013 | Resale | Grant Deed    | \$135,000 | \$82   | \$132K |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Mill Creek Middle School      | Middle     | 6–8    | 1.0 mi   |
| River Ridge High School       | High       | 9–12   | 1.1 mi   |
| Arnold Mill Elementary School | Elementary | KG–5   | 1.5 mi   |

District: Cherokee 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 30188

|                   |                     |                      |                          |                  |                 |
|-------------------|---------------------|----------------------|--------------------------|------------------|-----------------|
| 89<br>CRIME INDEX | 85<br>AIR POLLUTION | 73,075<br>POPULATION | \$101K<br>MEDIAN IN-COME | 60°F<br>AVG TEMP | 61%<br>SUNSHINE |
|-------------------|---------------------|----------------------|--------------------------|------------------|-----------------|

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

## OWNERSHIP

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