

Single Family Residence **RESIDENTIAL**

# 1256 RIVA RIDGE DR

NORCROSS, GA 30093

**\$400,197** TopHap Estimate · \$191 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**6**

BEDS

**5**

BATHS

**2,100 ft<sup>2</sup>**

LIVING AREA

**0.31 ac**

LOT SIZE

**1981**

YEAR BUILT

**1**

STORIES

**9**

ROOMS

**1**

PARKING

## VALUATION

**\$400K**

\$360K low

\$441K high

Last Sale

**\$210,000 · Aug 17, 2018**

Est. Owner Equity

**\$191,190**

Loan-to-Value

**51%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,561 (2025) |
| Assessed Value        | \$156,160      |
| Previous Assessed     | \$156,160      |
| Assessor Market Value | \$390,400      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Split Level             |
| County        | Gwinnett                |
| Lot (acres)   | 0.31                    |
| Construction  | Wood (Unspecified)      |
| Foundation    | Raised (Unspecified)    |
| Roof          | Composition Shingle     |
| Heating       | Forced Air              |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Garage, Basement        |

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|---------------------|-----------|--------------------|--------|
| Aug 17, 2018 | Resale            | Grant Deed          | \$210,000 | \$100              | \$209K |
| Jun 20, 2011 | Recorded document | Grant Deed          |           |                    |        |
| Sep 7, 2010  | Recorded document | Grant Deed          |           |                    |        |
| Sep 7, 2010  | Foreclosure sale  | Trustees Deed       | \$152,145 | \$72               |        |
| Mar 12, 2004 | Quitclaim         | Quit Claim Transfer |           |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Meadowcreek High School   | High       | 9–12   | 1.5 mi   |
| Lilburn Elementary School | Elementary | KG–5   | 1.6 mi   |
| Lilburn Middle School     | Middle     | 6–8    | 2.2 mi   |

District: Gwinnett 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 30093

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>136</b><br>CRIME INDEX | <b>78</b><br>AIR POLLUTION | <b>57,129</b><br>POPULATION | <b>\$47K</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>Owner occupied</b> |
|-----------|-----------------------|