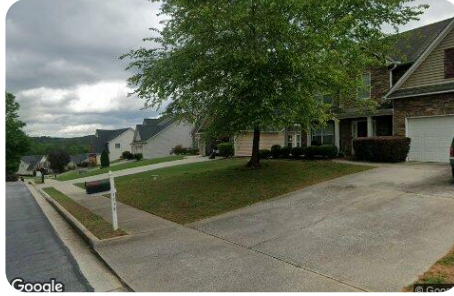


Single Family Residence **RESIDENTIAL**

1216 RIVER RUSH LN NE

CONYERS, GA 30012

\$327,801 TopHap Estimate · \$115 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

4

BATHS

2,862 ft²

LIVING AREA

0.24 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$328K

\$310K low

\$346K high

Last Sale

\$104,000 · Feb 14, 2013

Est. Owner Equity

\$225,785

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$152 (2025)
Assessed Value	\$152,400
Previous Assessed	\$148,600
Assessor Market Value	\$381,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Rockdale
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 144 ft²

Porch · 136 ft²

CLIMATE RISK

1

FLOOD

13

WILDFIRE

88

HEAT

96

STORM

38

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 14, 2013	Resale	Warranty Deed	\$104,000	\$36	\$102K
Mar 6, 2012	Non-arms-length	Trustees Deed	\$87,249	\$30	
Mar 6, 2012	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Conyers Middle School	Middle	6–8	1.8 mi
C. J. Hicks Elementary School	Elementary	PK–5	2.2 mi
Rockdale County High School	High	9–12	2.3 mi

District: Rockdale 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 30012

116 CRIME INDEX	75 AIR POLLUTION	31,527 POPULATION	\$69K MEDIAN IN-COME	61°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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