

Single Family Residence **RESIDENTIAL**

80 RIVA RIDGE LN

NEWNAN, GA 30263

\$301,048 TopHap Estimate · \$214 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,406 ft²

LIVING AREA

2001

YEAR BUILT

1

STORIES

VALUATION

\$301K

\$275K low

\$327K high

Last Sale

\$300,000 · Dec 23, 2024

Est. Owner Equity

\$141,048

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$2,421 (2025)
Assessed Value	\$104,528
Previous Assessed	\$107,407
Assessor Market Value	\$261,321

PROPERTY FACTS

Property Type	Single Family Residence
County	Coweta
Construction	Brick
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

Patio · 180 ft²

Porch · 30 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 20, 2024	Resale	Warranty Deed	\$300,000	\$213	\$160K
Aug 30, 2021	Resale	Warranty Deed	\$225,000	\$160	\$221K
Nov 29, 2007	Resale	Grant Deed	\$154,900	\$110	\$155K
Oct 18, 2004	Resale	Warranty Deed	\$141,000	\$100	\$113K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Jefferson Parkway Elementary School	Elementary	PK–5	0.5 mi
Madars Middle School	Middle	6–8	2.2 mi
Northgate High School	High	9–12	7.2 mi

District: Coweta 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 30263

113 CRIME INDEX	96 AIR POLLUTION	61,293 POPULATION	\$81K MEDIAN IN-COME	62°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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