

Single Family Residence **RESIDENTIAL**

39 RIVA RIDGE LN

NEWNAN, GA 30263

\$297,640 TopHap Estimate · \$201 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,480 ft²

LIVING AREA

2002

YEAR BUILT

1

STORIES

VALUATION

\$298K

\$288K low

\$307K high

Last Sale

\$147,500 · Sep 13, 2005

Est. Owner Equity

\$159,740

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$2,673 (2025)
Assessed Value	\$111,301
Previous Assessed	\$113,258
Assessor Market Value	\$278,253

PROPERTY FACTS

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

Patio · 110 ft²

Porch · 35 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 9, 2005	Resale	Deed	\$147,500	\$100	\$138K
Mar 25, 2004	Resale	Warranty Deed	\$132,500	\$90	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Jefferson Parkway Elementary School	Elementary	PK–5	0.6 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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