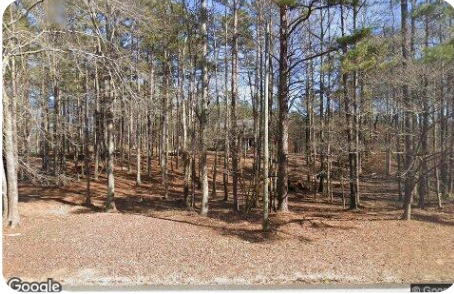


Single Family Residence **RESIDENTIAL**

# 2945 ROCKMART RD

VILLA RICA, GA 30180

**\$423,229** TopHap Estimate · \$169 / ft<sup>2</sup> · confidence 79 · as of Jul 14, 2026



**3**

BEDS

**4**

BATHS

**2,504 ft<sup>2</sup>**

LIVING AREA

**4.76 ac**

LOT SIZE

**1999**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

**9**

PARKING

## VALUATION

**\$423K**

\$334K low

\$512K high

Est. Owner Equity

**\$363,229**

Loan-to-Value

**14%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,084 (2024) |
| Assessed Value        | \$210,250      |
| Previous Assessed     | \$236,522      |
| Assessor Market Value | \$525,626      |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| County        | Carroll                               |
| Lot (acres)   | 4.76                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Roof          | Composition Shingle                   |
| Heating       | Central                               |
| Cooling       | Central                               |
| Fireplace     | Yes                                   |
| Pool          | Yes                                   |

Patio · 780 ft²

Porch · 426 ft²

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 31<br>WILDFIRE | 86<br>HEAT | 96<br>STORM | 18<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| Villa Rica Middle School           | Middle     | 6–8    | 0.6 mi   |
| Villa Rica High School             | High       | 9–12   | 4.5 mi   |
| Glanton-Hindsman Elementary School | Elementary | PK–5   | 5.3 mi   |

District: Carroll 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 30180

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>87</b><br>CRIME INDEX | <b>78</b><br>AIR POLLUTION | <b>41,417</b><br>POPULATION | <b>\$86K</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> |
|-----------|-----------------------|