

Single Family Residence **RESIDENTIAL**

## 265 RIVER RIDGE DR

CARROLLTON, GA 30117

**\$297,638** TopHap Estimate · \$169 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**1,757 ft<sup>2</sup>**

LIVING AREA

**1.3 ac**

LOT SIZE

**1999**

YEAR BUILT

**2**

STORIES

**5**

ROOMS

**6**

PARKING

### VALUATION

**\$298K**

\$279K low

\$316K high

Last Sale

**\$122,900 · Sep 2, 2014**

Est. Owner Equity

**\$174,738**

Loan-to-Value

**41%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,285 (2024) |
| Assessed Value        | \$102,160      |
| Previous Assessed     | \$102,160      |
| Assessor Market Value | \$255,401      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Carroll                 |
| Lot (acres)   | 1.30                    |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Deck · 192 ft²

Porch · 162 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|---------------------|-----------|--------|--------|
| Mar 16, 2018 | Quitclaim         | Quit Claim Transfer |           |        |        |
| Aug 28, 2014 | Resale            | Grant Deed          | \$122,900 | \$70   | \$123K |
| Aug 11, 2010 | Resale            | Grant Deed          | \$86,100  | \$49   |        |
| Aug 13, 2010 | Resale            | Grant Deed          | \$86,100  | \$49   |        |
| Jan 5, 2010  | Recorded document | Grant Deed          |           |        |        |
| Jan 5, 2010  | Foreclosure sale  | Trustees Deed       | \$108,522 | \$62   |        |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Central High School       | High       | 9–12   | 4.0 mi   |
| Central Middle School     | Middle     | 6–8    | 4.3 mi   |
| Central Elementary School | Elementary | PK–5   | 4.5 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 30117

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>119</b><br>CRIME INDEX | <b>84</b><br>AIR POLLUTION | <b>40,595</b><br>POPULATION | <b>\$65K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|