

Single Family Residence **RESIDENTIAL**

# 8645 RIVER ROCK CT

BALL GROUND, GA 30107

**\$429,612** TopHap Estimate · \$224 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,920 ft<sup>2</sup>**

LIVING AREA

**0.46 ac**

LOT SIZE

**2001**

YEAR BUILT

**2**

STORIES

**1**

PARKING

## VALUATION

**\$430K**

\$389K low

\$470K high

Last Sale

**\$440,000 · Apr 16, 2025**

Est. Owner Equity

**\$149,612**

Loan-to-Value

**65%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,006 (2025) |
| Assessed Value        | \$163,352      |
| Previous Assessed     | \$139,644      |
| Assessor Market Value | \$408,380      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Forsyth                 |
| Lot (acres)   | 0.46                    |
| Roof          | Asphalt                 |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Patio · 168 ft²

Porch · 256 ft²

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 21<br>WILDFIRE | 86<br>HEAT | 96<br>STORM | 45<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|---------------------|-----------|--------|--------|
| Apr 15, 2025 | Resale          | Warranty Deed       | \$440,000 | \$229  | \$280K |
| Jan 25, 2008 | Quitclaim       | Quit Claim Transfer |           |        | \$150K |
| Jan 25, 2008 | Quitclaim       | Quit Claim Transfer |           |        |        |
| Apr 20, 2006 | Resale          | Grant Deed          | \$152,000 | \$79   |        |
| Apr 20, 2006 | Resale          | Grant Deed          | \$152,000 | \$79   | \$144K |
| Dec 6, 2005  | Non-arms-length | Trustees Deed       | \$159,353 | \$83   |        |

## ASSIGNED SCHOOLS

| SCHOOL                 | LEVEL      | GRADES | DISTANCE |
|------------------------|------------|--------|----------|
| Matt Elementary School | Elementary | KG–5   | 1.1 mi   |
| Liberty Middle School  | Middle     | 6–8    | 1.1 mi   |

|                                  |      |      |        |
|----------------------------------|------|------|--------|
| <b>North Forsyth High School</b> | High | 9–12 | 6.5 mi |
|----------------------------------|------|------|--------|

District: Forsyth 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 30107

|                           |                            |                             |                                 |                         |                        |
|---------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>101</b><br>CRIME INDEX | <b>89</b><br>AIR POLLUTION | <b>18,922</b><br>POPULATION | <b>\$103K</b><br>MEDIAN IN-COME | <b>59°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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