

Single Family Residence

**RESIDENTIAL**

# 5012 RIVER ROCK WAY

WOODSTOCK, GA 30188

**\$411,852** TopHap Estimate · \$207 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,986 ft<sup>2</sup>**

LIVING AREA

**0.36 ac**

LOT SIZE

**1993**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$412K**

\$400K low

\$424K high

Last Sale

**\$161,000 · May 18, 2015**

Est. Owner Equity

**\$121,729**

Loan-to-Value

**76%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,695 (2025) |
| Assessed Value        | \$161,020      |
| Previous Assessed     | \$149,864      |
| Assessor Market Value | \$402,550      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | Cherokee                |
| Foundation    | Footing                 |
| Roof          | Composition Shingle     |
| Heating       | Forced Air              |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Deck · 192 ft²

Patio · 388 ft²

Porch · 52 ft²

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|---------------|-----------|--------|--------|
| May 18, 2015 | Resale          | Grant Deed    | \$161,000 | \$81   | \$158K |
| Aug 25, 2004 | Non-arms-length | Warranty Deed | \$152,700 | \$77   | \$145K |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Arnold Mill Elementary School | Elementary | KG–5   | 0.7 mi   |
| Mill Creek Middle School      | Middle     | 6–8    | 1.8 mi   |
| River Ridge High School       | High       | 9–12   | 1.8 mi   |

District: Cherokee 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 30188

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>89</b><br>CRIME INDEX | <b>85</b><br>AIR POLLUTION | <b>73,075</b><br>POPULATION | <b>\$101K</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> |
|-----------|-----------------------|