

Single Family Residence **RESIDENTIAL**

88 RIVER RIDGE DR

CARROLLTON, GA 30117

\$302,342 TopHap Estimate · \$176 / ft² · confidence 90 · as of Jun 23, 2026



3

BEDS

4

BATHS

1,718 ft²

LIVING AREA

0.46 ac

LOT SIZE

1998

YEAR BUILT

2

STORIES

5

ROOMS

4

PARKING

VALUATION

\$302K

\$272K low

\$333K high

Last Sale

\$119,500 · Dec 2, 2014

Est. Owner Equity

\$217,342

Loan-to-Value

28%

TAX & ASSESSMENT

Property Tax	\$2,399 (2024)
Assessed Value	\$107,265
Previous Assessed	\$107,265
Assessor Market Value	\$268,163

PROPERTY FACTS

Property Type	Single Family Residence
County	Carroll
Lot (acres)	0.46
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 192 ft²

Porch · 154 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 2, 2014	Resale	Warranty Deed	\$119,500	\$70	\$96K
May 2, 2007	Resale	Warranty Deed	\$118,000	\$69	\$112K
May 2, 2007	Resale	Grant Deed	\$118,000	\$69	\$1.1M
Jul 28, 2004	Resale	Grant Deed	\$118,500	\$69	\$107K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Central High School	High	9–12	4.0 mi
Central Middle School	Middle	6–8	4.2 mi
Central Elementary School	Elementary	PK–5	4.4 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

119 CRIME INDEX	84 AIR POLLUTION	40,595 POPULATION	\$65K MEDIAN IN-COME	61°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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