

Mobile Home

**RESIDENTIAL**

# 35 RIVERSIDE CT

CARROLLTON, GA 30117



**4**

BEDS

**3**

BATHS

**2,432 ft<sup>2</sup>**

LIVING AREA

**0.43 ac**

LOT SIZE

**1999**

YEAR BUILT

**1**

STORIES

## VALUATION

Last Sale

**\$86,186 · Apr 28, 2006**

## TAX & ASSESSMENT

|                       |                     |
|-----------------------|---------------------|
| Property Tax          | <b>\$442 (2024)</b> |
| Assessed Value        | <b>\$24,155</b>     |
| Previous Assessed     | <b>\$24,155</b>     |
| Assessor Market Value | <b>\$60,388</b>     |

## PROPERTY FACTS

|               |                       |
|---------------|-----------------------|
| Property Type | Mobile Home           |
| Style         | Mobile Home           |
| County        | Carroll               |
| Lot (acres)   | 0.43                  |
| Foundation    | Masonry (Unspecified) |
| Roof          | Composition Shingle   |
| Heating       | Central               |
| Cooling       | Central               |
| Fireplace     | Yes                   |
| Pool          | No                    |

Deck · 16 ft²

## CLIMATE RISK

|                   |                       |                   |                    |                      |
|-------------------|-----------------------|-------------------|--------------------|----------------------|
| <b>1</b><br>FLOOD | <b>31</b><br>WILDFIRE | <b>88</b><br>HEAT | <b>81</b><br>STORM | <b>18</b><br>DROUGHT |
|-------------------|-----------------------|-------------------|--------------------|----------------------|

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

## TRANSACTION HISTORY

| DATE                | TYPE            | DEED                | PRICE    | \$/FT² | LOAN  |
|---------------------|-----------------|---------------------|----------|--------|-------|
| <b>Apr 28, 2006</b> | Quitclaim       | Quit Claim Transfer |          |        |       |
| <b>Apr 28, 2006</b> | Non-arms-length | Warranty Deed       | \$86,200 | \$35   | \$85K |
| <b>Apr 28, 2006</b> | Quitclaim       | Quit Claim Transfer |          |        |       |
| <b>Apr 28, 2006</b> | Quitclaim       | Quit Claim Transfer |          |        |       |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| <b>Bowdon Middle School</b>     | Middle     | 6–8    | 6.9 mi   |
| <b>Bowdon Elementary School</b> | Elementary | PK–5   | 8.9 mi   |
| <b>Bowdon High School</b>       | High       | 9–12   | 9.2 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

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

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|