

Single Family Residence **RESIDENTIAL**

# 91 SIMS DR

RINGGOLD, GA 30736

**\$416,939** TopHap Estimate · \$194 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BATHS

**2,154 ft<sup>2</sup>**

LIVING AREA

**0.55 ac**

LOT SIZE

**1996**

YEAR BUILT

**2**

STORIES

## VALUATION

**\$417K**

\$396K low

\$438K high

Last Sale

**\$179,000 · Nov 30, 2015**

Est. Owner Equity

**\$246,889**

Loan-to-Value

**40%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,731 (2025) |
| Assessed Value        | \$147,548      |
| Previous Assessed     | \$145,837      |
| Assessor Market Value | \$368,870      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Catoosa                 |
| Lot (acres)   | 0.55                    |
| Foundation    | Concrete                |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |

Deck · 416 ft²

Porch · 247 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Sep 22, 2016 | Quitclaim | Quit Claim Transfer |           |        |        |
| Nov 24, 2015 | Resale    | Warranty Deed       | \$179,000 | \$83   | \$170K |
| Aug 2, 2007  | Resale    | Warranty Deed       | \$189,900 | \$88   | \$152K |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Heritage High School       | High       | 9–12   | 1.5 mi   |
| Heritage Middle School     | Middle     | 6–8    | 1.7 mi   |
| Battlefield Primary School | Elementary | PK–2   | 2.5 mi   |

District: Catoosa 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 30736

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>88</b><br>CRIME INDEX | <b>116</b><br>AIR POLLUTION | <b>45,340</b><br>POPULATION | <b>\$82K</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> |
|-----------|-----------------------|