

Single Family Residence **RESIDENTIAL**

61 RIVER RIDGE DR

CARROLLTON, GA 30117

\$251,902 TopHap Estimate · \$210 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,200 ft²

LIVING AREA

0.52 ac

LOT SIZE

1986

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$252K

\$234K low

\$270K high

Last Sale

\$235,000 · May 28, 2024

Est. Owner Equity

\$71,993

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$1,864 (2025)
Assessed Value	\$83,343
Assessor Market Value	\$208,359

PROPERTY FACTS

Property Type	Single Family Residence
County	CARROLL
Lot (acres)	0.52
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No
View	Corner/Waterfront

Porch · 150 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 31, 2026	Financing	Mortgage			\$180K
May 28, 2024	Resale	Warranty Deed	\$235,000	\$196	\$176K
Nov 26, 2018	Resale	Grant Deed	\$119,900	\$100	\$118K
May 26, 2011	Financing	Grant Deed			\$69K
May 26, 2011	Resale	Grant Deed	\$71,500	\$60	\$69K
Jan 4, 2011	Non-arms-length	Trustees Deed	\$94,068	\$78	
Jan 4, 2011	Recorded document	Grant Deed			
Jan 4, 2011	Non-arms-length	Grant Deed	\$94,068	\$78	
Jan 4, 2011	Non-arms-length	Grant Deed	\$94,068	\$78	
Jan 30, 2004	Resale	Warranty Deed	\$79,900	\$67	\$89K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Central High School	High	9–12	3.9 mi
Central Middle School	Middle	6–8	4.1 mi
Central Elementary School	Elementary	PK–5	4.3 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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