

Single Family Residence **RESIDENTIAL**

78 RIVER RIDGE DR

CARROLLTON, GA 30117

\$278,798 TopHap Estimate · \$74 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

3

BATHS

3,788 ft²

LIVING AREA

0.46 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$279K

\$260K low

\$298K high

Last Sale

\$110,000 · Jun 11, 2015

Est. Owner Equity

\$198,798

Loan-to-Value

26%

TAX & ASSESSMENT

Property Tax	\$2,339 (2025)
Assessed Value	\$104,545
Assessor Market Value	\$261,363

PROPERTY FACTS

Property Type	Single Family Residence
County	CARROLL
Lot (acres)	0.46
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No
View	Corner/Waterfront

Deck · 100 ft²

Porch · 125 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 11, 2015	Resale	Warranty Deed	\$110,000	\$29	\$108K
Jan 21, 2015	Resale	Grant Deed	\$65,000	\$17	
May 11, 2006	Quitclaim	Quit Claim Transfer			\$158K
May 11, 2006	Quitclaim	Quit Claim Transfer			

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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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