

Single Family Residence **RESIDENTIAL**

46 RIVER RIDGE DR

CARROLLTON, GA 30117

\$211,442 TopHap Estimate · \$162 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,308 ft²

LIVING AREA

0.52 ac

LOT SIZE

1986

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$211K

\$193K low

\$230K high

Est. Owner Equity

\$166,035

Loan-to-Value

24%

TAX & ASSESSMENT

Property Tax	\$132 (2025)
Assessed Value	\$71,360
Previous Assessed	\$71,360
Assessor Market Value	\$178,401

PROPERTY FACTS

Property Type	Single Family Residence
County	Carroll
Lot (acres)	0.52
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 100 ft²

Porch · 112 ft²

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Central High School	High	9–12	4.0 mi
Central Middle School	Middle	6–8	4.1 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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