

Single Family Residence

**RESIDENTIAL**

# 98 RIVER RIDGE DR

CARROLLTON, GA 30117

**\$267,952** TopHap Estimate · \$177 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**1,511 ft<sup>2</sup>**

LIVING AREA

**0.46 ac**

LOT SIZE

**1998**

YEAR BUILT

**2**

STORIES

**5**

ROOMS

**4**

PARKING

## VALUATION

**\$268K**

\$255K low

\$281K high

Last Sale

**\$125,000 · Jul 22, 2013**

Est. Owner Equity

**\$164,052**

Loan-to-Value

**39%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,226 (2024) |
| Assessed Value        | \$103,524      |
| Previous Assessed     | \$103,524      |
| Assessor Market Value | \$258,811      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Carroll                 |
| Lot (acres)   | 0.46                    |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Basement        |
| Pool          | No                      |

Deck · 144 ft²

Porch · 350 ft²

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Jul 22, 2013 | Resale | Warranty Deed | \$125,000 | \$83   | \$123K |
| Jul 22, 2013 | Resale | Grant Deed    | \$12,500  | \$8    | \$123K |
| Sep 30, 2010 | Resale | Warranty Deed | \$105,000 | \$69   | \$104K |
| Apr 27, 2005 | Resale | Warranty Deed | \$123,900 | \$82   | \$112K |

## 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.

## NEIGHBORHOOD · ZIP 30117

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

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

## OWNERSHIP

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