

Single Family Residence **RESIDENTIAL**

86 RIVA RIDGE LN

NEWNAN, GA 30263

\$323,500 TopHap Estimate · \$184 / ft² · confidence 94 · as of Jun 23, 2026



3

BEDS

2

BATHS

1,756 ft²

LIVING AREA

0.22 ac

LOT SIZE

2001

YEAR BUILT

1

STORIES

VALUATION

\$324K

\$304K low

\$343K high

Last Sale

\$151,000 · Oct 6, 2005

Est. Owner Equity

\$203,500

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax	\$2,833 (2025)
Assessed Value	\$117,955
Previous Assessed	\$119,345
Assessor Market Value	\$294,887

PROPERTY FACTS

Property Type	Single Family Residence
County	COWETA
Lot (acres)	0.22
Construction	Brick
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 180 ft²

Porch · 24 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 4, 2005	Resale	Deed	\$151,000	\$86	\$120K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Jefferson Parkway Elementary School	Elementary	PK–5	0.5 mi
Madars Middle School	Middle	6–8	2.2 mi
Northgate High School	High	9–12	7.3 mi

District: Coweta 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 30263

113 CRIME INDEX	96 AIR POLLUTION	61,293 POPULATION	\$81K MEDIAN IN-COME	62°F AVG TEMP	61% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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