

Single Family Residence **RESIDENTIAL**

46 RIVA RIDGE LN

NEWNAN, GA 30263

\$290,253 TopHap Estimate · \$202 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,438 ft²

LIVING AREA

2001

YEAR BUILT

1

STORIES

VALUATION

\$290K

\$280K low

\$300K high

Last Sale

\$143,000 · Dec 2, 2005

Est. Owner Equity

\$153,435

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$2,466 (2025)
Assessed Value	\$106,393
Previous Assessed	\$109,322
Assessor Market Value	\$265,983

PROPERTY FACTS

Property Type	Single Family Residence
County	Coweta
Construction	Brick
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 190 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 30, 2005	Resale	Deed	\$143,000	\$99	\$143K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Jefferson Parkway Elementary School	Elementary	PK–5	0.6 mi
Madars Middle School	Middle	6–8	2.2 mi
Northgate High School	High	9–12	7.2 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	Owner occupied
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