

Single Family Residence **RESIDENTIAL**

256 RIVER RIDGE DR

CARROLLTON, GA 30117

\$291,762 TopHap Estimate · \$180 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,622 ft²

LIVING AREA

0.77 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$292K

\$274K low

\$310K high

Last Sale

\$175,000 · May 4, 2020

Est. Owner Equity

\$122,012

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$1,966 (2025)
Assessed Value	\$101,974
Assessor Market Value	\$254,937

PROPERTY FACTS

Property Type	Single Family Residence
County	CARROLL
Lot (acres)	0.77
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No
View	Corner/Waterfront

Deck · 240 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 4, 2020	Resale	Grant Deed	\$175,000	\$108	\$170K
Jun 16, 2016	Resale	Warranty Deed	\$134,900	\$83	\$128K
Mar 1, 2016	Resale	Trustees Deed	\$77,001	\$47	
Sep 30, 2008	Non-arms-length	Warranty Deed	\$114,900	\$71	\$113K
Sep 30, 2008	Non-arms-length	Grant Deed	\$114,900	\$71	
Jan 19, 2007	Resale	Warranty Deed	\$113,500	\$70	\$108K
Jan 19, 2007	Resale	Grant Deed	\$113,500	\$70	

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	4.5 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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