

Single Family Residence **RESIDENTIAL**

323 E RIVER CANE RUN

PERRY, GA 31069

\$355,532 TopHap Estimate · \$137 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,602 ft²

LIVING AREA

0.22 ac

LOT SIZE

2024

YEAR BUILT

2

STORIES

VALUATION

\$356K

\$345K low

\$367K high

Last Sale

\$344,700 · Jan 27, 2025

Est. Owner Equity

\$245,532

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax	\$4,287 (2025)
Assessed Value	\$130,440
Previous Assessed	\$10,000
Assessor Market Value	\$326,100

PROPERTY FACTS

Property Type	Single Family Residence
County	Houston
Lot (acres)	0.22
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes

Porch · 220 ft²

CLIMATE RISK

1
FLOOD

18
WILDFIRE

94
HEAT

75
STORM

9
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 21, 2025	Resale	Limited Warranty Deed	\$344,700	\$132	\$80K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Langston Road Elementary School	Elementary	PK–5	0.7 mi
Mossy Creek Middle School	Middle	6–8	2.1 mi
Perry High School	High	9–12	3.2 mi

District: Houston 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 31069

101 CRIME INDEX	76 AIR POLLUTION	24,372 POPULATION	\$72K MEDIAN IN-COME	65°F AVG TEMP	66% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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