

Single Family Residence

RESIDENTIAL

312 E RIVER CANE RUN

PERRY, GA 31069

\$364,922 TopHap Estimate · \$137 / ft² · confidence 97 · as of Jul 14, 2026



5

BEDS

3

BATHS

2,655 ft²

LIVING AREA

0.17 ac

LOT SIZE

2024

YEAR BUILT

2

STORIES

VALUATION

\$365K

\$353K low

\$377K high

Last Sale

\$345,400 · Dec 26, 2024

Est. Owner Equity

\$19,522

Loan-to-Value

96%

TAX & ASSESSMENT

Property Tax	\$4,378 (2025)
Assessed Value	\$133,200
Previous Assessed	\$10,000
Assessor Market Value	\$333,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Houston
Lot (acres)	0.17
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes

Porch · 204 ft²

CLIMATE RISK

100
FLOOD

20
WILDFIRE

94
HEAT

75
STORM

9
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 19, 2024	Resale	Limited Warranty Deed	\$345,400	\$130	\$345K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Langston Road Elementary School	Elementary	PK–5	0.8 mi
Mossy Creek Middle School	Middle	6–8	2.1 mi
Perry High School	High	9–12	3.3 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	Owner occupied
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