

Single Family Residence **RESIDENTIAL**

# 310 E RIVER CANE RUN

PERRY, GA 31069

**\$352,840** TopHap Estimate · \$145 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,432 ft<sup>2</sup>**

LIVING AREA

**0.19 ac**

LOT SIZE

**2024**

YEAR BUILT

**2**

STORIES

## VALUATION

**\$353K**

\$332K low

\$373K high

Last Sale

**\$332,400 · Jul 31, 2024**

Est. Owner Equity

**\$6,316**

Loan-to-Value

**99%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,081 (2025) |
| Assessed Value        | \$124,160      |
| Previous Assessed     | \$10,000       |
| Assessor Market Value | \$310,400      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Houston                    |
| Lot (acres)   | 0.19                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Composition Shingle        |
| Heating       | Central                    |
| Cooling       | Central                    |
| Fireplace     | Yes                        |

Porch · 130 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     | \$/FT² | LOAN   |
|--------------|-----------|-----------------------|-----------|--------|--------|
| Aug 28, 2024 | Quitclaim | Quit Claim Transfer   |           |        |        |
| Jul 29, 2024 | Resale    | Limited Warranty Deed | \$332,400 | \$137  | \$340K |

## 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>101</b><br>CRIME INDEX | <b>76</b><br>AIR POLLUTION | <b>24,372</b><br>POPULATION | <b>\$72K</b><br>MEDIAN IN-COME | <b>65°F</b><br>AVG TEMP | <b>66%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|