

Single Family Residence

RESIDENTIAL

304 E RIVER CANE RUN

PERRY, GA 31069

\$371,416 TopHap Estimate · \$139 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

2,677 ft²

LIVING AREA

0.2 ac

LOT SIZE

2024

YEAR BUILT

2

STORIES

VALUATION

\$371K

\$355K low

\$388K high

Last Sale

\$349,900 · Jul 23, 2024

Est. Owner Equity

\$297,774

Loan-to-Value

20%

TAX & ASSESSMENT

Property Tax	\$4,484 (2025)
Assessed Value	\$136,440
Previous Assessed	\$10,000
Assessor Market Value	\$341,100

PROPERTY FACTS

Property Type	Single Family Residence
County	HOUSTON
Lot (acres)	0.20
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Porch · 219 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
Jun 11, 2026	Financing	Mortgage			\$74K
Aug 21, 2024	Quitclaim	Quit Claim Transfer			
Jul 22, 2024	Financing	Grant Deed			\$344K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Langston Road Elementary School	Elementary	PK–5	0.8 mi
Mossy Creek Middle School	Middle	6–8	2.2 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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