

Single Family Residence

RESIDENTIAL

98 RUE BEAU RIVAGE

LAVONIA, GA 30553

\$819,845 TopHap Estimate · \$653 / ft² · confidence 78 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,256 ft²

LIVING AREA

0.36 ac

LOT SIZE

1985

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$820K

\$642K low

\$998K high

Last Sale

\$825,000 · Sep 15, 2025

Est. Owner Equity

\$159,845

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$3,895 (2025)
Assessed Value	\$170,544
Previous Assessed	\$149,239
Assessor Market Value	\$426,361

PROPERTY FACTS

Property Type	Single Family Residence
County	FRANKLIN
Lot (acres)	0.36
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	No

Deck · 300 ft² Patio · 300 ft² Porch · 60 ft² Boat access

CLIMATE RISK

47
FLOOD

9
WILDFIRE

87
HEAT

93
STORM

50
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 12, 2025	Resale	Limited Warranty Deed	\$825,000	\$657	\$660K
Jun 23, 2021	Resale	Warranty Deed	\$359,900	\$287	\$288K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lavonia Elementary School	Elementary	KG–5	5.2 mi
Franklin County Middle School	Middle	6–8	10.1 mi
Franklin County High School	High	9–12	12.4 mi

District: Franklin 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 30553

127 CRIME INDEX	90 AIR POLLUTION	8,765 POPULATION	\$54K 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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