

Single Family Residence

RESIDENTIAL

277 RIVER RIDGE RD

CARNESVILLE, GA 30521

\$276,219 TopHap Estimate · \$140 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,966 ft²

LIVING AREA

2.14 ac

LOT SIZE

1999

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$276K

\$253K low

\$300K high

Last Sale

\$98,880 · May 8, 2015

Est. Owner Equity

\$166,219

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$2,293 (2025)
Assessed Value	\$99,216
Previous Assessed	\$85,511
Assessor Market Value	\$248,040

PROPERTY FACTS

Property Type	Single Family Residence
County	Franklin
Lot (acres)	2.14
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

Deck · 208 ft²

Porch · 147 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 8, 2015	Resale	Grant Deed	\$98,880	\$50	\$110K
May 6, 2014	Recorded document	Grant Deed			
May 6, 2014	Foreclosure sale	Trustees Deed	\$90,480	\$46	
Apr 15, 2011	Resale	Grant Deed	\$102,000	\$52	\$99K
Apr 18, 2011	Resale	Grant Deed	\$102,000	\$52	\$99K
Nov 2, 2010	Non-arms-length	Trustees Deed	\$100,806	\$51	
Nov 2, 2010	Non-arms-length	Grant Deed	\$100,806	\$51	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Franklin County High School	High	9–12	4.0 mi
Royston Elementary School	Elementary	KG–5	4.3 mi
Franklin County Middle School	Middle	6–8	5.9 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.

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 NEIGHBORHOOD · ZIP 30521

93 CRIME INDEX	89 AIR POLLUTION	6,630 POPULATION	\$62K MEDIAN IN-COME	61°F AVG TEMP	61% SUNSHINE
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Index values: 100 = US average; lower is better.

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 OWNERSHIP

Occupancy	Owner occupied
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