

Single Family Residence **RESIDENTIAL**

239 RIVER RIDGE RD

CARNESVILLE, GA 30521

\$271,601 TopHap Estimate · \$172 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,580 ft²

LIVING AREA

1.53 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$272K

\$254K low

\$289K high

Last Sale

\$135,000 · May 3, 2021

Est. Owner Equity

\$168,601

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$2,302 (2025)
Assessed Value	\$99,619
Previous Assessed	\$93,404
Assessor Market Value	\$249,048

PROPERTY FACTS

Property Type	Single Family Residence
County	Franklin
Lot (acres)	1.53
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

Deck · 188 ft²

Porch · 608 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 3, 2021	Resale	Grant Deed	\$135,000	\$85	\$128K
May 3, 2021	Resale	Warranty Deed	\$135,000	\$85	\$128K
Jul 22, 2016	Non-arms-length	Warranty Deed	\$75,000	\$47	
Mar 2, 2012	Quitclaim	Quit Claim Transfer			
Mar 2, 2012	Quitclaim	Quit Claim Transfer			
Nov 4, 2005	Resale	Grant Deed	\$120,000	\$76	
Jun 16, 2005	Recorded document	Warranty Deed			

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.

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.

OWNERSHIP

Occupancy	Owner occupied
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