

Single Family Residence

RESIDENTIAL

1223 RIVER RIDGE DR

AUGUSTA, GA 30909

\$269,905 TopHap Estimate · \$146 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,845 ft²

LIVING AREA

0.53 ac

LOT SIZE

1977

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$270K

\$255K low

\$285K high

Last Sale

\$275,000 · Mar 10, 2023

Est. Owner Equity

\$22,405

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$3,365 (2025)
Assessed Value	\$107,748
Previous Assessed	\$110,000
Assessor Market Value	\$269,370

PROPERTY FACTS

Property Type	Single Family Residence
County	Richmond
Lot (acres)	0.53
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 400 ft²

Porch · 242 ft²

CLIMATE RISK

74
FLOOD

6
WILDFIRE

93
HEAT

79
STORM

24
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 10, 2023	Resale	Warranty Deed	\$275,000	\$149	\$248K
Jul 7, 2022	Resale	Warranty Deed	\$190,000	\$103	\$221K
Jan 26, 2001	Non-arms-length	Grant Deed	\$114,300	\$62	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Garrett Elementary School	Elementary	PK–5	0.7 mi
Westside High School	High	9–12	1.8 mi
Tutt Middle School	Middle	6–8	2.3 mi

District: Richmond 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 30909

94 CRIME INDEX	67 AIR POLLUTION	50,292 POPULATION	\$71K MEDIAN IN-COME	63°F AVG TEMP	61% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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