

Duplex (2 Units, Any Combination)

**RESIDENTIAL**

# 245 GARNET RIDGE DR

ATHENS, GA 30607



**4**

BATHS

**1,728 ft²**

LIVING AREA

**0.22 ac**

LOT SIZE

**1976**

YEAR BUILT

**1**

STORIES

**8**

ROOMS

## VALUATION

Last Sale

**\$9,937,500 · Jun 28, 2024**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$2,428 (2025)</b> |
| Assessed Value        | <b>\$78,198</b>       |
| Previous Assessed     | <b>\$78,198</b>       |
| Assessor Market Value | <b>\$195,496</b>      |

## PROPERTY FACTS

|               |                                   |
|---------------|-----------------------------------|
| Property Type | Duplex (2 Units, Any Combination) |
| County        | Clarke                            |
| Construction  | Frame (Unspecified)               |
| Foundation    | Mat/Raft Foundation (Slab)        |
| Roof          | Composition Shingle               |
| Heating       | Heat Pump                         |
| Cooling       | Central                           |
| Pool          | No                                |

Porch · 316 ft²

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED                  | PRICE        | \$/FT²  | LOAN |
|--------------|--------|-----------------------|--------------|---------|------|
| Jun 10, 2022 | Resale | Limited Warranty Deed | \$44,590,000 | \$25804 |      |
| Sep 1, 2020  | Resale | Grant Deed            | \$6,435,000  | \$3724  |      |
| Aug 9, 2019  | Resale | Limited Warranty Deed | \$714,000    | \$413   |      |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| Whitehead Road Elementary School  | Elementary | PK–5   | 1.6 mi   |
| Burney-Harris-Lyons Middle School | Middle     | 6–8    | 3.0 mi   |
| Clarke Central High School        | High       | 9–12   | 4.0 mi   |

District: Clarke 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 30607

|                   |                     |                      |                         |                  |                 |
|-------------------|---------------------|----------------------|-------------------------|------------------|-----------------|
| 82<br>CRIME INDEX | 76<br>AIR POLLUTION | 11,557<br>POPULATION | \$64K<br>MEDIAN IN-COME | 61°F<br>AVG TEMP | 61%<br>SUNSHINE |
|-------------------|---------------------|----------------------|-------------------------|------------------|-----------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|