

Duplex (2 Units, Any Combination) **RESIDENTIAL**

260 GARNET RIDGE DR
ATHENS, GA 30607



2
BEDS

4
BATHS

1,728 ft²
LIVING AREA

0.25 ac
LOT SIZE

1975
YEAR BUILT

1
STORIES

4
ROOMS

VALUATION

Last Sale **\$9,937,500 · Jun 28, 2024**

TAX & ASSESSMENT

Property Tax	\$2,428 (2025)
Assessed Value	\$78,198
Previous Assessed	\$78,198
Assessor Market Value	\$195,496

PROPERTY FACTS

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

Patio · 200 ft²

Porch · 116 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	Grant Deed	\$3,486,000	\$2017	

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 CRIME INDEX	76 AIR POLLUTION	11,557 POPULATION	\$64K MEDIAN IN- COME	61°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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