

Single Family Residence **RESIDENTIAL**

1180 RIVER RUN

BISHOP, GA 30621

\$1,397,807 TopHap Estimate · \$254 / ft² · confidence 69 · as of Jul 14, 2026



5,511 ft²
LIVING AREA

5.08 ac
LOT SIZE

2005
YEAR BUILT

2
STORIES

VALUATION

\$1.4M

\$971K low

\$1.8M high

Last Sale

\$475,000 · Aug 12, 2010

Est. Owner Equity

\$722,207

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$8,570 (2025)
Assessed Value	\$481,092
Previous Assessed	\$465,038
Assessor Market Value	\$1,202,729

PROPERTY FACTS

Property Type	Single Family Residence
County	Oconee
Lot (acres)	5.08
Construction	Concrete
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Deck · 2,600 ft²

Patio · 336 ft²

Porch · 118 ft²

CLIMATE RISK

100
FLOOD

20
WILDFIRE

86
HEAT

91
STORM

54
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 4, 2009	Non-arms-length	Trustees Deed	\$898,805	\$163	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
High Shoals Elementary School	Elementary	KG–5	2.0 mi
Oconee County High School	High	9–12	4.4 mi
Oconee County Middle School	Middle	6–8	5.5 mi

District: Oconee 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 30621

80 CRIME INDEX	72 AIR POLLUTION	6,371 POPULATION	\$118K MEDIAN IN-COME	62°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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