

Single Family Residence **RESIDENTIAL**

1040 RIVER RUN

BISHOP, GA 30621

\$1,290,313 TopHap Estimate · \$254 / ft² · confidence 67 · as of Jul 14, 2026



5,077 ft²
LIVING AREA

5 ac
LOT SIZE

2004
YEAR BUILT

2
STORIES

VALUATION

\$1.3M

\$862K low

\$1.7M high

Est. Owner Equity

\$946,313

Loan-to-Value

26%

TAX & ASSESSMENT

Property Tax	\$7,602 (2025)
Assessed Value	\$427,789
Previous Assessed	\$411,397
Assessor Market Value	\$1,069,473

PROPERTY FACTS

Property Type	Single Family Residence
County	Oconee
Lot (acres)	5.00
Construction	Concrete
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Deck · 2,000 ft²

Patio · 282 ft²

Porch · 228 ft²

CLIMATE RISK

1

FLOOD

18

WILDFIRE

86

HEAT

91

STORM

54

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 18, 2012	Quitclaim	Quit Claim Transfer			
Nov 8, 2011	Resale	Grant Deed	\$430,000	\$85	\$344K
Jun 7, 2011	Non-arms-length	Trustees Deed	\$450,500	\$89	
Apr 29, 2010	Quitclaim	Quit Claim Transfer			
Aug 30, 2006	Resale	Warranty Deed	\$900,000	\$177	\$720K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
High Shoals Elementary School	Elementary	KG–5	1.9 mi
Oconee County High School	High	9–12	4.2 mi
Oconee County Middle School	Middle	6–8	5.2 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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