

Single Family Residence

RESIDENTIAL

# 445 WHITE RAPIDS DR

DEMOREST, GA 30535

**\$206,042** TopHap Estimate · \$238 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026

**2**

BEDS

**1**

BATHS

**864 ft<sup>2</sup>**

LIVING AREA

**2.58 ac**

LOT SIZE

**1985**

YEAR BUILT

**2**

STORIES

## VALUATION

**\$206K**

\$196K low

\$216K high

Last Sale

**\$255,000 · Jun 3, 2025**

Est. Owner Equity

**\$2,042**

Loan-to-Value

**101%**

## TAX & ASSESSMENT

Property Tax

**\$1,566 (2025)**

Assessed Value

**\$64,806**

Previous Assessed

**\$56,872**

Assessor Market Value

**\$162,016**

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Habersham               |
| Lot (acres)   | 2.58                    |
| Foundation    | Footing                 |
| Roof          | Composition Shingle     |
| Heating       | None                    |
| Cooling       | None                    |
| Fireplace     | Yes                     |
| Pool          | No                      |

Deck · 150 ft²

Patio · 384 ft²

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Jul 5, 2023  | Resale | Warranty Deed | \$202,000 | \$234  | \$152K |
| Aug 20, 2015 | Resale | Warranty Deed | \$65,900  | \$76   | \$53K  |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Fairview Elementary School    | Elementary | PK–5   | 2.6 mi   |
| South Habersham Middle School | Middle     | 6–8    | 4.3 mi   |
| Habersham Success Academy     | High       | 6–12   | 7.5 mi   |

District: Habersham 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 30535**

|                           |                            |                            |                                    |                         |                        |
|---------------------------|----------------------------|----------------------------|------------------------------------|-------------------------|------------------------|
| <b>115</b><br>CRIME INDEX | <b>94</b><br>AIR POLLUTION | <b>8,013</b><br>POPULATION | <b>\$57K</b><br>MEDIAN IN-<br>COME | <b>58°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|---------------------------|----------------------------|----------------------------|------------------------------------|-------------------------|------------------------|

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

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|