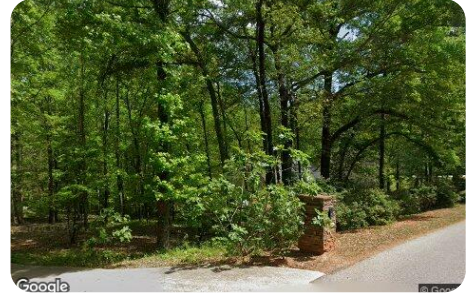


Single Family Residence **RESIDENTIAL**

45 RIVER CHASE

HOSCHTON, GA 30548

\$460,000 TopHap Estimate · \$162 / ft² · confidence 87 · as of Jul 14, 2026



2.5

BATHS

2,832 ft²

LIVING AREA

1.53 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

VALUATION

\$460K

\$399K low

\$521K high

Last Sale

\$226,000 · Jul 27, 2012

Est. Owner Equity

\$150,036

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$4,645 (2025)
Assessed Value	\$195,360
Previous Assessed	\$195,360
Assessor Market Value	\$488,400

PROPERTY FACTS

Property Type	Single Family Residence
County	JACKSON
Lot (acres)	1.53
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Mixed
Pool	No

Gazebo

Deck · 1,020 ft²

Porch · 656 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 27, 2012	Financing	Grant Deed			\$222K
Jul 27, 2012	Resale	Grant Deed	\$226,000	\$80	
Feb 7, 2012	Recorded document	Grant Deed			
Feb 7, 2012	Non-arms-length	Trustees Deed	\$217,797	\$77	
Feb 7, 2012	Non-arms-length	Grant Deed	\$217,797	\$77	
Feb 7, 2012	Non-arms-length	Grant Deed	\$217,797	\$77	
Jan 14, 2005	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Heroes Elementary School	Elementary	PK–5	2.3 mi
Legacy Knoll Middle School	Middle	6–8	2.6 mi
Jackson County High School	High	9–12	2.8 mi

District: Jackson County School System

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 30548

74 CRIME INDEX	83 AIR POLLUTION	24,201 POPULATION	\$107K MEDIAN IN-COME	61°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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