

Single Family Residence **RESIDENTIAL**

75 RIVER RIDGE RD

CARNESVILLE, GA 30521

\$287,829 TopHap Estimate · \$126 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,288 ft²

LIVING AREA

1.23 ac

LOT SIZE

1998

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$288K

\$269K low

\$307K high

Last Sale

\$145,000 · May 9, 2018

Est. Owner Equity

\$207,829

Loan-to-Value

28%

TAX & ASSESSMENT

Property Tax	\$2,203 (2025)
Assessed Value	\$97,354
Previous Assessed	\$84,298
Assessor Market Value	\$243,384

PROPERTY FACTS

Property Type	Single Family Residence
County	Franklin
Lot (acres)	1.23
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

Deck · 576 ft²

Porch · 140 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 27, 2019	Resale	Grant Deed	\$175,000	\$76	\$172K
Aug 27, 2019	Quitclaim	Quit Claim Transfer			
May 9, 2018	Resale	Grant Deed	\$145,000	\$63	
Jul 28, 2014	Resale	Warranty Deed	\$122,500	\$54	\$127K
Mar 8, 2011	Quitclaim	Quit Claim Transfer			
Mar 8, 2011	Quitclaim	Quit Claim Transfer			
Jan 25, 2008	Quitclaim	Quit Claim Transfer			\$105K
Dec 14, 2007	Resale	Grant Deed	\$69,750	\$30	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Franklin County High School	High	9–12	4.1 mi
Royston Elementary School	Elementary	KG–5	4.3 mi
Franklin County Middle School	Middle	6–8	6.0 mi

District: Franklin 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.

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 NEIGHBORHOOD · ZIP 30521

93 CRIME INDEX	89 AIR POLLUTION	6,630 POPULATION	\$62K MEDIAN IN-COME	61°F AVG TEMP	61% SUNSHINE
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Index values: 100 = US average; lower is better.

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 OWNERSHIP

Occupancy	Owner occupied
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