

Single Family Residence **RESIDENTIAL**

44 RIVER RIDGE RD

MARTIN, GA 30557

\$709,042 TopHap Estimate · \$266 / ft² · confidence 90 · as of Jul 14, 2026

4

BEDS

3

BATHS

2,668 ft²

LIVING AREA

0.37 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

4

ROOMS

VALUATION

\$709K

\$639K low

\$779K high

Last Sale

\$450,000 · Oct 6, 2022

Est. Owner Equity

\$304,042

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax

\$4,876 (2025)

Assessed Value

\$177,631

Previous Assessed

\$177,631

Assessor Market Value

\$444,077

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Stephens
Lot (acres)	0.37
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes

Deck · 850 ft²

Patio · 850 ft²

Porch · 850 ft²

Boat access

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 6, 2022	Resale	Warranty Deed	\$450,000	\$169	\$405K
May 6, 2019	Resale	Grant Deed	\$457,000	\$171	\$366K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Stephens County High School	High	9–12	7.4 mi
Stephens County Middle School	Middle	6–8	7.9 mi
Liberty Elementary School	Elementary	1–2	9.0 mi

District: Stephens 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 30557

126 CRIME INDEX	89 AIR POLLUTION	5,470 POPULATION	\$56K MEDIAN IN- COME	61°F AVG TEMP	61% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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