

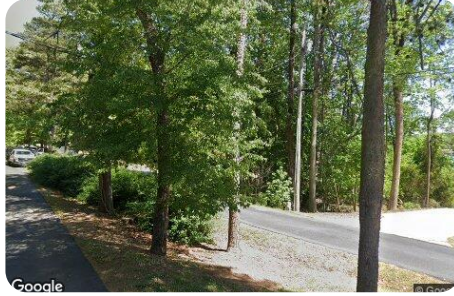
Single Family Residence

RESIDENTIAL

32 RUE BEAU RIVAGE

LAVONIA, GA 30553

\$263,803 TopHap Estimate · \$262 / ft² · confidence 93 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,008 ft²

LIVING AREA

1975

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$264K

\$247K low

\$281K high

Last Sale

\$235,100 · Mar 15, 2022

Est. Owner Equity

\$263,803

TAX & ASSESSMENT

Property Tax	\$1,693 (2025)
Assessed Value	\$73,286
Previous Assessed	\$70,871
Assessor Market Value	\$183,214

PROPERTY FACTS

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

Deck · 112 ft²

Porch · 280 ft²

CLIMATE RISK

10
FLOOD

9
WILDFIRE

87
HEAT

93
STORM

50
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 15, 2022	Resale	Warranty Deed	\$235,100	\$233	
Feb 23, 2016	Quitclaim	Quit Claim Transfer			
May 22, 2006	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lavonia Elementary School	Elementary	KG–5	5.1 mi
Franklin County Middle School	Middle	6–8	10.0 mi
Franklin County High School	High	9–12	12.3 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.

NEIGHBORHOOD · ZIP 30553

127 CRIME INDEX	90 AIR POLLUTION	8,765 POPULATION	\$54K 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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