

Single Family Residential

**RESIDENTIAL**

# 97 RUE BEAU RIVAGE

LAVONIA, GA 30553

**\$863,491** TopHap Estimate · confidence 61 · as of Jul 14, 2026



**0.25 ac**  
LOT SIZE

## VALUATION

**\$863K**

\$528K low

\$1.2M high

Est. Owner Equity

**\$743,491**

Loan-to-Value

**13%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,179 (2025) |
| Assessed Value        | \$94,290       |
| Previous Assessed     | \$76,290       |
| Assessor Market Value | \$235,725      |

## PROPERTY FACTS

|               |                           |
|---------------|---------------------------|
| Property Type | Single Family Residential |
| County        | Franklin                  |
| Lot (acres)   | 0.25                      |
| Heating       | None                      |
| Pool          | No                        |

Boat access

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Jul 13, 2020 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Jul 29, 2009 | Resale    | Warranty Deed       | \$160,000 |                    | \$120K |
| Sep 24, 2008 | Resale    | Grant Deed          | \$575,000 |                    |        |
| Sep 24, 2008 | Quitclaim | Quit Claim Transfer |           |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Lavonia Elementary School     | Elementary | KG–5   | 5.2 mi   |
| Franklin County Middle School | Middle     | 6–8    | 10.1 mi  |
| Franklin County High School   | High       | 9–12   | 12.4 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

|                           |                            |                            |                                |                         |                        |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>127</b><br>CRIME INDEX | <b>90</b><br>AIR POLLUTION | <b>8,765</b><br>POPULATION | <b>\$54K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

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