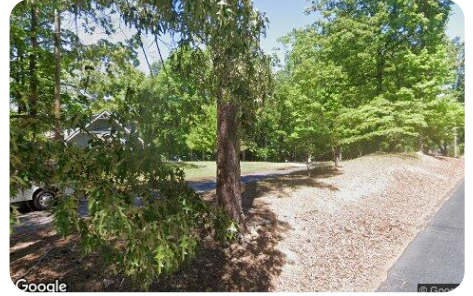


Single Family Residence **RESIDENTIAL**

# 87 RUE BEAU RIVAGE

LAVONIA, GA 30553

**\$536,626** TopHap Estimate · \$164 / ft<sup>2</sup> · confidence 77 · as of Jul 14, 2026



**4**

BEDS

**4**

BATHS

**3,272 ft<sup>2</sup>**

LIVING AREA

**1974**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

## VALUATION

**\$537K**

\$413K low

\$660K high

Last Sale

**\$540,000 · Sep 18, 2025**

Est. Owner Equity

**\$246,626**

Loan-to-Value

**54%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,331 (2025) |
| Assessed Value        | \$274,005      |
| Previous Assessed     | \$141,361      |
| Assessor Market Value | \$685,012      |

## PROPERTY FACTS

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

Boat lift   Deck · 600 ft²   Porch · 544 ft²   Boat access

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|---------------------|-----------|--------|--------|
| Sep 15, 2025 | Resale          | Warranty Deed       | \$540,000 | \$165  | \$290K |
| Sep 23, 2019 | Quitclaim       | Quit Claim Transfer |           |        |        |
| Sep 23, 2019 | Quitclaim       | Quit Claim Transfer |           |        |        |
| Oct 16, 2019 | Resale          | Grant Deed          | \$235,000 | \$72   | \$188K |
| Sep 23, 2019 | Quitclaim       | Quit Claim Transfer |           |        |        |
| Sep 23, 2019 | Quitclaim       | Quit Claim Transfer |           |        |        |
| Sep 23, 2019 | Quitclaim       | Quit Claim Transfer |           |        |        |
| Jul 9, 2018  | Non-arms-length | Warranty Deed       | \$7,000   | \$2    |        |

## 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>Owner occupied</b> |
|-----------|-----------------------|