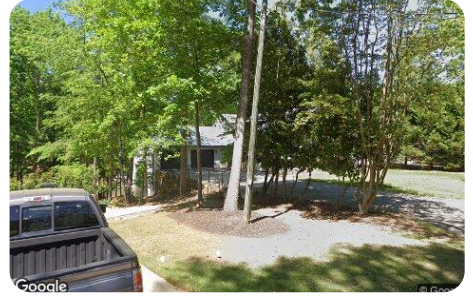


Single Family Residence **RESIDENTIAL**

21 RUE BEAU RIVAGE

LAVONIA, GA 30553

\$574,746 TopHap Estimate · \$144 / ft² · confidence 86 · as of Jul 14, 2026



4

BEDS

4

BATHS

4,002 ft²

LIVING AREA

2007

YEAR BUILT

1

STORIES

8

ROOMS

6

PARKING

VALUATION

\$575K

\$494K low

\$656K high

Last Sale

\$75,000 · Dec 15, 2006

Est. Owner Equity

\$57,476

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax	\$5,259 (2025)
Assessed Value	\$229,613
Previous Assessed	\$223,247
Assessor Market Value	\$574,032

PROPERTY FACTS

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

Deck · 24 ft²

Patio · 248 ft²

Porch · 652 ft²

CLIMATE RISK

52 FLOOD	9 WILDFIRE	87 HEAT	93 STORM	50 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 13, 2006	Resale	Warranty Deed	\$75,000	\$19	\$76K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lavonia Elementary School	Elementary	KG–5	5.2 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	Owner occupied
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