

Single Family Residence **RESIDENTIAL**

20 RIVER RIDGE RD

CARNESVILLE, GA 30521

\$248,025 TopHap Estimate · \$148 / ft² · confidence 89 · as of Jun 23, 2026



3

BEDS

2

BATHS

1,672 ft²

LIVING AREA

1.08 ac

LOT SIZE

1992

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$248K

\$221K low

\$275K high

Last Sale

\$94,500 · Nov 21, 1996

Est. Owner Equity

\$141,625

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$1,508 (2025)
Assessed Value	\$85,248
Previous Assessed	\$75,430
Assessor Market Value	\$213,120

PROPERTY FACTS

Property Type	Single Family Residence
County	Franklin
Lot (acres)	1.08
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 300 ft²

Porch · 121 ft²

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Franklin County High School	High	9–12	4.2 mi
Royston Elementary School	Elementary	KG–5	4.2 mi
Franklin County Middle School	Middle	6–8	6.1 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 30521

93 CRIME INDEX	89 AIR POLLUTION	6,630 POPULATION	\$62K 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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