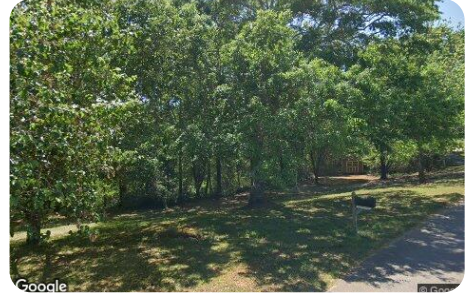
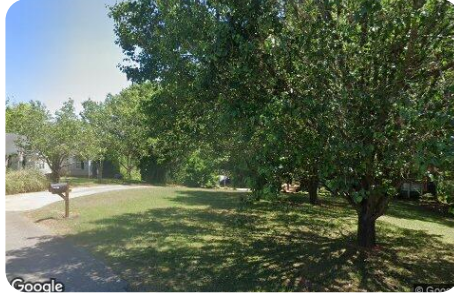


Single Family Residence **RESIDENTIAL**

112 RIVER RIDGE RD

CARNESVILLE, GA 30521

\$259,891 TopHap Estimate · \$142 / ft² · confidence 90 · as of Jun 23, 2026



3

BEDS

2

BATHS

1,834 ft²

LIVING AREA

1.76 ac

LOT SIZE

1992

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$260K

\$234K low

\$286K high

Est. Owner Equity

\$229,891

Loan-to-Value

12%

TAX & ASSESSMENT

Property Tax	\$2,018 (2025)
Assessed Value	\$89,326
Previous Assessed	\$80,508
Assessor Market Value	\$223,316

PROPERTY FACTS

Property Type	Single Family Residence
County	Franklin
Lot (acres)	1.76
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

Deck · 484 ft²

Porch · 120 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 13, 2018	Quitclaim	Quit Claim Transfer			
Oct 30, 2018	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Royston Elementary School	Elementary	KG–5	4.2 mi
Franklin County High School	High	9–12	4.2 mi
Franklin County Middle School	Middle	6–8	6.0 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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