

Single Family Residence

RESIDENTIAL

300 RIVER RIDGE RD

CARNESVILLE, GA 30521

\$625,000

TopHap Estimate · \$194 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

3.5

BATHS

3,216 ft²

LIVING AREA

1.04 ac

LOT SIZE

1998

YEAR BUILT

1

STORIES

7

ROOMS

3

PARKING

VALUATION

\$625K

\$597K low

\$653K high

Last Sale

\$322,725 · Dec 8, 2020

Est. Owner Equity

\$402,000

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$3,344 (2025)
Assessed Value	\$144,726
Previous Assessed	\$117,332
Assessor Market Value	\$361,814

PROPERTY FACTS

Property Type	Single Family Residence
County	FRANKLIN
Lot (acres)	1.04
Roof	Metal
Heating	Central
Cooling	Central
Pool	No

Porch · 1,512 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 8, 2020	Resale	Grant Deed	\$322,725	\$100	\$258K
Mar 17, 2011	Resale	Grant Deed	\$67,500	\$21	
Mar 17, 2011	Resale	Grant Deed	\$67,500	\$21	
Apr 6, 2010	Resale	Trustees Deed	\$101,250	\$31	
Apr 7, 2010	Recorded document	Grant Deed			
Dec 26, 2007	Financing	Trustees Deed			\$6K
Jun 1, 2006	Financing	Trustees Deed			\$157K
Nov 29, 2005	Quitclaim	Quit Claim Transfer			\$64K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Franklin County High School	High	9–12	4.0 mi
Royston Elementary School	Elementary	KG–5	4.3 mi
Franklin County Middle School	Middle	6–8	5.8 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.

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 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.

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 OWNERSHIP

Occupancy	Absentee owner
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