

Single Family Residence

RESIDENTIAL

305 RIVER RIDGE RD

CARNESVILLE, GA 30521

\$276,351 TopHap Estimate · \$188 / ft² · confidence 94 · as of Jul 14, 2026



3

BATHS

1,470 ft²

LIVING AREA

0.69 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

VALUATION

\$276K

\$259K low

\$294K high

Last Sale

\$165,000 · Mar 20, 2020

Est. Owner Equity

\$109,685

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$2,313 (2025)
Assessed Value	\$102,096
Previous Assessed	\$103,707
Assessor Market Value	\$255,239

PROPERTY FACTS

Property Type	Single Family Residence
County	Franklin
Lot (acres)	0.69
Foundation	Masonry (Unspecified)
Roof	Metal
Heating	Central
Cooling	Central
Pool	No

Porch · 1,206 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 20, 2020	Resale	Grant Deed	\$165,000	\$112	\$167K
Oct 17, 2016	Resale	Warranty Deed	\$132,000	\$90	\$130K
Apr 23, 2010	Resale	Grant Deed	\$140,500	\$96	\$136K
Apr 23, 2010	Resale	Grant Deed	\$140,500	\$96	\$136K
Aug 2, 2007	Resale	Grant Deed	\$80,000	\$54	\$116K
Jan 2, 2007	Resale	Grant Deed	\$50,264	\$34	
Feb 28, 2006	Resale	Warranty Deed	\$186,000	\$127	\$149K
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.

| NEIGHBORHOOD · ZIP 30521

93 CRIME INDEX	89 AIR POLLUTION	6,630 POPULATION	\$62K MEDIAN IN-COME	61°F AVG TEMP	61% SUNSHINE
--------------------------------------	--	--	--	-------------------------------------	------------------------------------

Index values: 100 = US average; lower is better.

| OWNERSHIP

Occupancy	Owner occupied
-----------	----------------