

Mobile Home

RESIDENTIAL

301 RIVER RIDGE RD

CARNESVILLE, GA 30521



3

BEDS

2

BATHS

1,296 ft²

LIVING AREA

1.5 ac

LOT SIZE

2014

YEAR BUILT

1

STORIES

VALUATION

Last Sale

\$102,000 · Jun 5, 2017

TAX & ASSESSMENT

Property Tax	\$597 (2025)
Assessed Value	\$25,819
Previous Assessed	\$23,419
Assessor Market Value	\$64,547

PROPERTY FACTS

Property Type	Mobile Home
Style	Mobile/Manufactured
County	Franklin
Lot (acres)	1.50
Foundation	Pier/Post & Beam
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Porch · 480 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 6, 2013	Quitclaim	Quit Claim Transfer			
Mar 6, 2013	Resale	Warranty Deed	\$6,500	\$5	
Mar 6, 2013	Recorded document	Grant Deed			
Mar 6, 2013	Resale	Grant Deed	\$6,500	\$5	
Nov 7, 2011	Resale	Grant Deed	\$8,000	\$6	
Nov 12, 2011	Resale	Grant Deed	\$8,000	\$6	
Nov 12, 2011	Resale	Grant Deed	\$8,000	\$6	
May 6, 2009	Non-arms-length	Trustees Deed	\$68,422	\$53	
Oct 7, 2005	Quitclaim	Quit Claim Transfer			\$70K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Franklin County High School	High	9–12	4.0 mi
Royston Elementary School	Elementary	KG–5	4.4 mi
Franklin County Middle School	Middle	6–8	5.9 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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