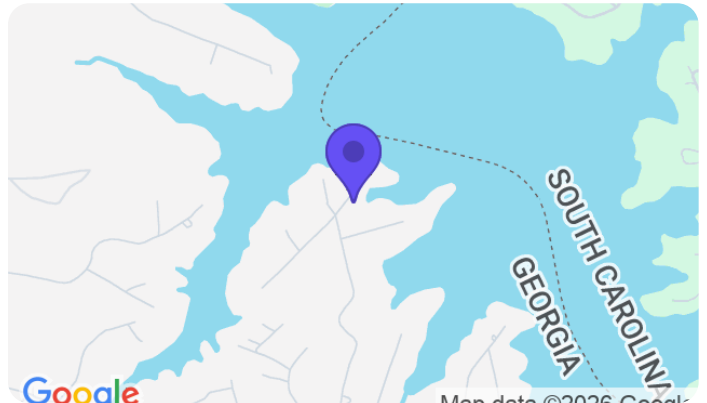
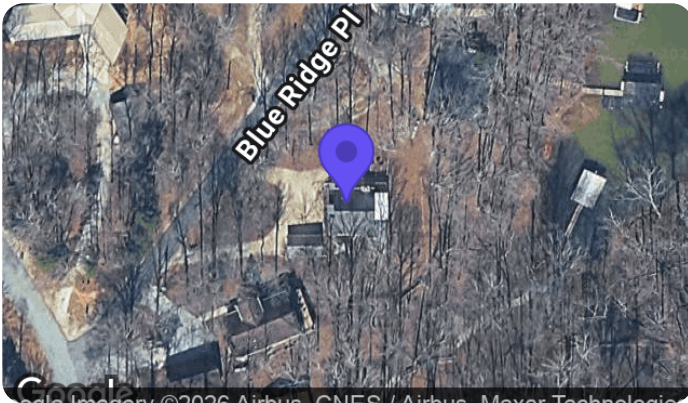


Single Family Residence **RESIDENTIAL**

44 BLUE RIDGE PL

LAVONIA, GA 30553

\$372,763 TopHap Estimate · \$360 / ft² · confidence 88 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,036 ft²
LIVING AREA

1982
YEAR BUILT

1
STORIES

5
ROOMS

1
PARKING

VALUATION

\$373K

\$329K low

\$417K high

Last Sale

\$375,000 · Aug 18, 2025

Est. Owner Equity

\$372,763

TAX & ASSESSMENT

Property Tax	\$2,196 (2025)
Assessed Value	\$95,056
Previous Assessed	\$81,566
Assessor Market Value	\$237,641

PROPERTY FACTS

Property Type	Single Family Residence
County	Franklin
Foundation	Masonry (Unspecified)
Roof	Metal
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 92 ft²

Porch · 160 ft²

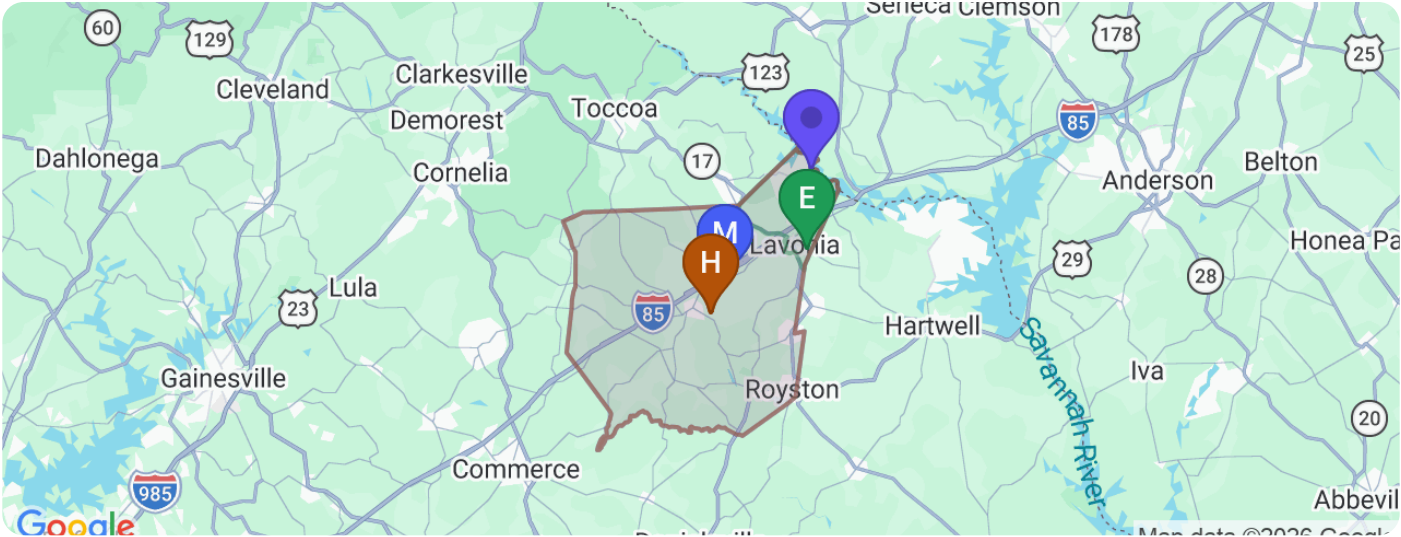
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 15, 2025	Resale	Warranty Deed	\$375,000	\$362	
Mar 15, 2018	Quitclaim	Quit Claim Transfer			
Dec 2, 2015	Resale	Grant Deed	\$160,000	\$154	\$112K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lavonia Elementary School	Elementary	KG–5	5.7 mi
Franklin County Middle School	Middle	6–8	10.2 mi
Franklin County High School	High	9–12	12.6 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 30553

127 CRIME INDEX	90 AIR POLLUTION	8,765 POPULATION	\$54K MEDIAN IN-COME	61°F AVG TEMP	61% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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