

Single Family Residence **RESIDENTIAL**

3306 FOREST RIDGE DR

ALBANY, GA 31721

\$206,439 TopHap Estimate · \$125 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,654 ft²

LIVING AREA

0.71 ac

LOT SIZE

1973

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$206K

\$192K low

\$221K high

Est. Owner Equity

\$106,439

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$1,810 (2024)
Assessed Value	\$40,840
Previous Assessed	\$40,840
Assessor Market Value	\$102,100

PROPERTY FACTS

Property Type	Single Family Residence
County	Dougherty
Lot (acres)	0.71
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

Patio · 80 ft²

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Westover Comprehensive High School	High	9–12	2.2 mi
Live Oak Elementary School	Elementary	PK–5	3.0 mi
Merry Acres Middle School	Middle	6–8	3.6 mi

District: Dougherty 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 31721

50 CRIME INDEX	72 AIR POLLUTION	19,339 POPULATION	\$79K MEDIAN IN-COME	67°F AVG TEMP	61% SUNSHINE
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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