

Single Family Residence **RESIDENTIAL**

# 856 CANYON RIDGE RD

RISING FAWN, GA 30738

**\$1,331,711** TopHap Estimate · \$327 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026

**5**

BEDS

**6**

BATHS

**4,072 ft<sup>2</sup>**

LIVING AREA

**0.65 ac**

LOT SIZE

**2004**

YEAR BUILT

**2**

STORIES

## VALUATION

**\$1.3M**

\$1.3M low

\$1.4M high

Last Sale

**\$930,000 · Oct 23, 2020**

Est. Owner Equity

**\$1,331,711**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$8,827 (2025)</b> |
| Assessed Value        | <b>\$421,946</b>      |
| Previous Assessed     | <b>\$402,974</b>      |
| Assessor Market Value | <b>\$1,054,865</b>    |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Walker                  |
| Lot (acres)   | 0.65                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Concrete                |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Carport (Unspecified)   |

Deck · 828 ft²

Patio · 828 ft²

Porch · 434 ft²

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN |
|--------------|--------|---------------|-----------|--------|------|
| Oct 23, 2020 | Resale | Warranty Deed | \$930,000 | \$228  |      |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Chattanooga Valley Middle School | Middle     | 6–8    | 14.0 mi  |
| Ridgeland High School            | High       | 9–12   | 16.2 mi  |
| Fairyland Elementary School      | Elementary | PK–5   | 16.9 mi  |

District: Walker 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 30738**

|                           |                             |                            |                                |                         |                        |
|---------------------------|-----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>108</b><br>CRIME INDEX | <b>114</b><br>AIR POLLUTION | <b>4,910</b><br>POPULATION | <b>\$61K</b><br>MEDIAN IN-COME | <b>58°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|---------------------------|-----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

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

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|