

Single Family Residence **RESIDENTIAL**

299 RIVER RIDGE RD

CARNESVILLE, GA 30521

\$61,558 TopHap Estimate · \$143 / ft² · confidence 86 · as of Jul 14, 2026



1

BEDS

1

BATHS

430 ft²

LIVING AREA

1.43 ac

LOT SIZE

2017

YEAR BUILT

1

STORIES

3

ROOMS

VALUATION

\$62K

\$53K low

\$70K high

Last Sale

\$102,000 · Jun 5, 2017

Est. Owner Equity

\$61,558

TAX & ASSESSMENT

Property Tax	\$467 (2025)
Assessed Value	\$20,192
Previous Assessed	\$17,309
Assessor Market Value	\$50,481

PROPERTY FACTS

Property Type	Single Family Residence
County	Franklin
Lot (acres)	1.43
Foundation	Pier/Post & Beam
Roof	Metal
Heating	None
Pool	No

Porch · 76 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 5, 2017	Resale	Grant Deed	\$102,000	\$237	
Dec 21, 2012	Resale	Warranty Deed	\$8,200	\$19	
Dec 21, 2012	Resale	Grant Deed	\$8,150	\$19	
Sep 27, 2010	Non-arms-length	Grant Deed	\$3,900	\$9	
Sep 27, 2010	Non-arms-length	Grant Deed	\$3,850	\$9	
Dec 1, 2009	Resale	Trustees Deed	\$20,000	\$47	

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	5.8 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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