

Single Family Residence

RESIDENTIAL

33 RACCOON RUN LN

BIG CANOE, GA 30143

\$619,191 TopHap Estimate · \$320 / ft² · confidence 97 · as of Jul 14, 2026

4

BEDS

3

BATHS

1,932 ft²

LIVING AREA

0.14 ac

LOT SIZE

1983

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$619K

\$599K low

\$639K high

Last Sale

\$440,000 · Mar 10, 2021

Est. Owner Equity

\$619,191

TAX & ASSESSMENT

Property Tax

\$4,273 (2025)

Assessed Value

\$262,760

Previous Assessed

\$224,320

Assessor Market Value

\$656,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Dawson
Foundation	Masonry (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 668 ft²

Porch · 200 ft²

CLIMATE RISK

1 FLOOD	26 WILDFIRE	79 HEAT	96 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 5, 2021	Resale	Limited Warranty Deed	\$440,000	\$228	
Nov 22, 2019	Resale	Grant Deed	\$282,000	\$146	\$254K
Sep 7, 2018	Quitclaim	Quit Claim Transfer			
Sep 7, 2018	Resale	Warranty Deed	\$218,000	\$113	\$165K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Robinson Elementary School	Elementary	PK–5	13.0 mi
Dawson County High School	High	10–12	13.3 mi
Dawson County Middle School	Middle	6–7	14.8 mi

District: Dawson 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 30143

120 CRIME INDEX	91 AIR POLLUTION	25,874 POPULATION	\$77K MEDIAN IN-COME	59°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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