

Single Family Residence

RESIDENTIAL

115 RIVER RIDGE RD

CARNESVILLE, GA 30521

\$349,828

TopHap Estimate · \$168 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,080 ft²

LIVING AREA

1.72 ac

LOT SIZE

1999

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$350K

\$325K low

\$374K high

Est. Owner Equity

\$349,828

TAX & ASSESSMENT

Property Tax	\$2,209 (2025)
Assessed Value	\$115,593
Previous Assessed	\$105,531
Assessor Market Value	\$288,982

PROPERTY FACTS

Property Type	Single Family Residence
County	Franklin
Lot (acres)	1.72
Foundation	Masonry (Unspecified)
Roof	Metal
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 336 ft²

Porch · 800 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 8, 2025	Financing	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Franklin County High School	High	9–12	4.1 mi
Royston Elementary School	Elementary	KG–5	4.1 mi
Franklin County Middle School	Middle	6–8	5.9 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	Owner occupied
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