

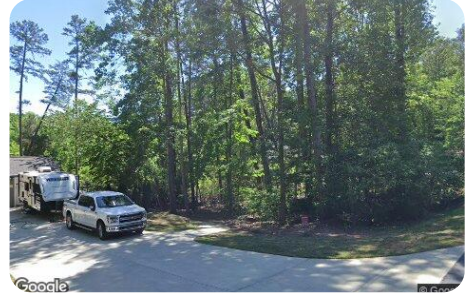
Single Family Residence

RESIDENTIAL

70 RUE BEAU RIVAGE

LAVONIA, GA 30553

\$894,272 TopHap Estimate · \$263 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,400 ft²

LIVING AREA

1979

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$894K

\$811K low

\$978K high

Last Sale

\$510,000 · Aug 24, 2020

Est. Owner Equity

\$486,272

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$5,312 (2025)
Assessed Value	\$249,891
Previous Assessed	\$232,214
Assessor Market Value	\$624,728

PROPERTY FACTS

Property Type	Single Family Residence
County	Franklin
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 260 ft² Patio · 516 ft² Porch · 1,072 ft² Boat access

CLIMATE RISK

19
FLOOD

9
WILDFIRE

87
HEAT

93
STORM

50
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 24, 2020	Resale	Grant Deed	\$510,000	\$150	\$408K
Jul 22, 2016	Resale	Grant Deed	\$373,000	\$110	\$336K
Nov 9, 2015	Resale	Grant Deed	\$257,500	\$76	\$232K
Apr 12, 2006	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lavonia Elementary School	Elementary	KG–5	5.1 mi
Franklin County Middle School	Middle	6–8	10.0 mi
Franklin County High School	High	9–12	12.3 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 30553

127 CRIME INDEX	90 AIR POLLUTION	8,765 POPULATION	\$54K 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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