

Single Family Residential

**RESIDENTIAL**

# 4172 RIVERBANK RUN

HIAWASSEE, GA 30546

**\$190,528** TopHap Estimate · confidence 80 · as of Jul 14, 2026



**0.13 ac**  
LOT SIZE

## VALUATION

**\$191K**

\$153K low

\$229K high

Last Sale

**\$125,000 · Oct 30, 2020**

Est. Owner Equity

**\$190,528**

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$398 (2024) |
| Assessed Value        | \$37,022     |
| Previous Assessed     | \$32,868     |
| Assessor Market Value | \$92,556     |

## PROPERTY FACTS

|               |                           |
|---------------|---------------------------|
| Property Type | Single Family Residential |
| County        | Towns                     |
| Heating       | None                      |
| Pool          | No                        |

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 92<br>FLOOD | 30<br>WILDFIRE | 79<br>HEAT | 98<br>STORM | 27<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN |
|--------------|--------|---------------|-----------|--------------------|------|
| Oct 30, 2020 | Resale | Warranty Deed | \$125,000 |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Towns County High School       | High       | 9–12   | 2.9 mi   |
| Towns County Middle School     | Middle     | 6–8    | 2.9 mi   |
| Towns County Elementary School | Elementary | PK–5   | 3.0 mi   |

District: Towns 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 30546

|                           |                            |                            |                                |                         |                        |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>119</b><br>CRIME INDEX | <b>94</b><br>AIR POLLUTION | <b>8,278</b><br>POPULATION | <b>\$54K</b><br>MEDIAN IN-COME | <b>55°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

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