

Residential - Vacant Land

RESIDENTIAL

CANYON RIDGE RD

RISING FAWN, GA 30738



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21.71 ac

LOT SIZE

VALUATION

Last Sale\$587,000 · Aug 5, 2024

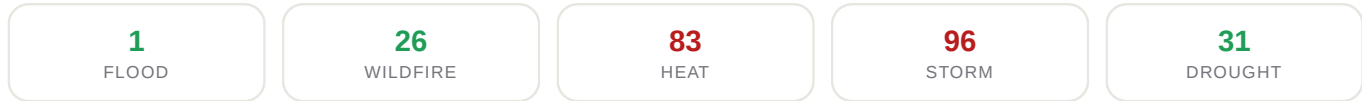
TAX & ASSESSMENT

Property Tax	\$956 (2025)
Assessed Value	\$48,871
Previous Assessed	\$44,638
Assessor Market Value	\$122,178

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	Walker
Lot (acres)	21.71
Heating	None

CLIMATE RISK



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

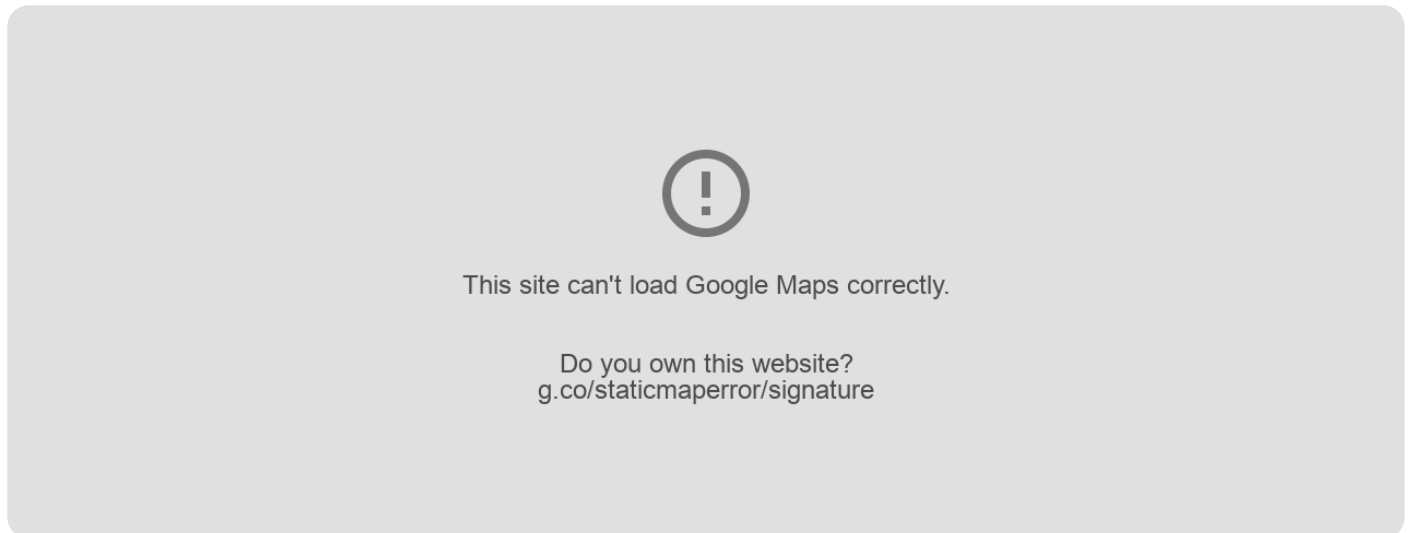
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 28, 2024	Resale	Warranty Deed	\$830,000		
Aug 5, 2024	Resale	Warranty Deed	\$587,000		
Jul 11, 2024	Resale	Limited Warranty Deed	\$273,000		\$645K
Mar 1, 2024	Resale	Warranty Deed	\$830,000		\$681K
Jul 16, 2020	Quitclaim	Quit Claim Transfer			\$20K
Jan 5, 2018	Quitclaim	Quit Claim Transfer			\$3.5M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Chattanooga Valley Middle School	Middle	6–8	13.8 mi
Ridgeland High School	High	9–12	16.1 mi
Fairyland Elementary School	Elementary	PK–5	16.7 mi

District: Walker 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 30738

108 CRIME INDEX	114 AIR POLLUTION	4,910 POPULATION	\$61K MEDIAN IN- COME	58°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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