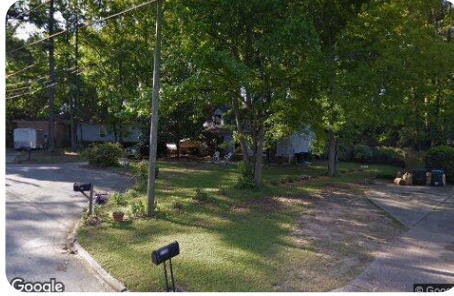


Single Family Residence **RESIDENTIAL**

2706 RIVER RIDGE CT

AUGUSTA, GA 30909

\$233,954 TopHap Estimate · \$159 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,473 ft²

LIVING AREA

0.32 ac

LOT SIZE

1976

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$234K

\$208K low

\$259K high

Est. Owner Equity

\$129,327

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$2,552 (2025)
Assessed Value	\$82,488
Previous Assessed	\$90,436
Assessor Market Value	\$206,220

PROPERTY FACTS

Property Type	Single Family Residence
County	Richmond
Lot (acres)	0.32
Heating	Central
Cooling	Central
Pool	No

Patio · 240 ft²

Porch · 136 ft²

CLIMATE RISK

1 FLOOD	10 WILDFIRE	93 HEAT	79 STORM	24 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 28, 2009	Quitclaim	Quit Claim Transfer			
Jul 17, 2008	Resale	Grant Deed	\$119,900	\$81	\$118K
Jun 30, 2008	Quitclaim	Quit Claim Transfer			
Sep 28, 2000	Non-arms-length	Grant Deed	\$84,900	\$58	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Garrett Elementary School	Elementary	PK–5	0.6 mi
Westside High School	High	9–12	1.7 mi
Tutt Middle School	Middle	6–8	2.2 mi

District: Richmond 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 30909

94 CRIME INDEX	67 AIR POLLUTION	50,292 POPULATION	\$71K MEDIAN IN-COME	63°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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