

Single Family Residence **RESIDENTIAL**

# 2480 PROSPECT RD

RUTLEDGE, GA 30663

**\$760,385** TopHap Estimate · \$438 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026

**3**

BEDS

**2**

BATHS

**1,738 ft<sup>2</sup>**

LIVING AREA

**8.32 ac**

LOT SIZE

**2023**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$760K**

\$690K low

\$831K high

Last Sale

**\$158,100 · Nov 18, 2022**

Est. Owner Equity

**\$280,385**

Loan-to-Value

**66%**

## TAX & ASSESSMENT

Property Tax

**\$4,682 (2025)**

Assessed Value

**\$254,135**

Previous Assessed

**\$222,684**

Assessor Market Value

**\$635,339**

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Morgan                     |
| Lot (acres)   | 8.32                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Composition Shingle        |
| Heating       | Central                    |
| Cooling       | Central                    |
| Pool          | Yes                        |

Shed · 432 ft²

Patio · 714 ft²

Porch · 432 ft²

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 45<br>FLOOD | 17<br>WILDFIRE | 88<br>HEAT | 95<br>STORM | 54<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE       | \$/FT² | LOAN |
|--------------|-----------|---------------------|-------------|--------|------|
| Aug 13, 2024 | Quitclaim | Quit Claim Transfer |             |        |      |
| Nov 18, 2022 | Resale    | Warranty Deed       | \$158,100   | \$91   |      |
| Sep 30, 2021 | Resale    | Warranty Deed       | \$407,015   | \$234  |      |
| Sep 30, 2021 | Resale    | Administrators Deed | \$1,522,000 | \$876  |      |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Morgan County Primary School | Elementary | PK–2   | 7.6 mi   |
| Morgan County High School    | High       | 9–12   | 7.7 mi   |
| Morgan County Middle School  | Middle     | 6–8    | 7.7 mi   |

District: Morgan 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 30663

|                           |                            |                            |                                |                         |                        |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>115</b><br>CRIME INDEX | <b>69</b><br>AIR POLLUTION | <b>3,142</b><br>POPULATION | <b>\$74K</b><br>MEDIAN IN-COME | <b>62°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|