

Rural Residence

RESIDENTIAL

494 FAIRPLAY ST

RUTLEDGE, GA 30663

\$1,891,893 TopHap Estimate · \$331 / ft² · confidence 78 · as of Jul 14, 2026

5

BEDS

4

BATHS

5,717 ft²

LIVING AREA

25.53 ac

LOT SIZE

1997

YEAR BUILT

1

STORIES

VALUATION

\$1.9M

\$1.5M low

\$2.3M high

Est. Owner Equity

\$1,128,893

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax

\$11,807 (2025)

Assessed Value

\$464,963

Previous Assessed

\$399,184

Assessor Market Value

\$1,162,409

PROPERTY FACTS

Property Type	Rural Residence
County	Morgan
Lot (acres)	25.53
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

Deck · 336 ft²

Shed · 432 ft²

Porch · 260 ft²

CLIMATE RISK

100 FLOOD	17 WILDFIRE	89 HEAT	95 STORM	54 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Morgan County Primary School	Elementary	PK–2	8.8 mi
Morgan County Middle School	Middle	6–8	9.0 mi
Morgan County High School	High	9–12	9.0 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

115 CRIME INDEX	69 AIR POLLUTION	3,142 POPULATION	\$74K MEDIAN IN-COME	62°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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