

Single Family Residence **RESIDENTIAL**

# 4080 DIXIE HWY

RUTLEDGE, GA 30663

**\$615,499** TopHap Estimate · \$309 / ft<sup>2</sup> · confidence 87 · as of Jul 14, 2026



**2**

BATHS

**1,995 ft<sup>2</sup>**

LIVING AREA

**9.68 ac**

LOT SIZE

**1979**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$615K**

\$534K low

\$697K high

Est. Owner Equity

**\$420,499**

Loan-to-Value

**30%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,917 (2025) |
| Assessed Value        | \$174,788      |
| Previous Assessed     | \$145,046      |
| Assessor Market Value | \$436,969      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Morgan                  |
| Lot (acres)   | 9.68                    |
| Foundation    | Masonry (Unspecified)   |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |

Deck · 300 ft²

Porch · 56 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE | \$/FT² | LOAN |
|--------------|-----------|---------------|-------|--------|------|
| Oct 17, 2019 | Financing | Warranty Deed |       |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Morgan County Primary School | Elementary | PK–2   | 7.4 mi   |
| Morgan County Middle School  | Middle     | 6–8    | 7.6 mi   |
| Morgan County High School    | High       | 9–12   | 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-<br>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> |
|-----------|-----------------------|