

Single Family Residence **RESIDENTIAL**

1760 FEARS RD

RUTLEDGE, GA 30663

\$425,000 TopHap Estimate · \$245 / ft² · confidence 93 · as of Jul 14, 2026



2

BATHS

1,736 ft²

LIVING AREA

4.6 ac

LOT SIZE

1977

YEAR BUILT

1

STORIES

VALUATION

\$425K

\$395K low

\$455K high

Est. Owner Equity

\$425,000

TAX & ASSESSMENT

Property Tax	\$2,637 (2025)
Assessed Value	\$117,658
Previous Assessed	\$117,658
Assessor Market Value	\$294,145

PROPERTY FACTS

Property Type	Single Family Residence
County	Morgan
Lot (acres)	4.60
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Carport (Unspecified)

Shed · 1,000 ft²

Patio · 128 ft²

CLIMATE RISK

1
FLOOD

18
WILDFIRE

54
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 12, 2025	Financing	Trustees Deed			
Jul 20, 2017	Financing	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Morgan County Primary School	Elementary	PK–2	7.8 mi
Morgan County Middle School	Middle	6–8	8.0 mi
Morgan County High School	High	9–12	8.1 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	Absentee owner
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