

Rural Residence

RESIDENTIAL

1791 FEARS RD

RUTLEDGE, GA 30663

\$421,043 TopHap Estimate · \$214 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,970 ft²

LIVING AREA

5.01 ac

LOT SIZE

1973

YEAR BUILT

1

STORIES

VALUATION

\$421K

\$381K low

\$461K high

Last Sale

\$400,000 · Nov 17, 2025

Est. Owner Equity

\$101,043

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$2,781 (2025)
Assessed Value	\$124,094
Previous Assessed	\$124,094
Assessor Market Value	\$310,236

PROPERTY FACTS

Property Type	Rural Residence
County	Morgan
Lot (acres)	5.01
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Carport (Unspecified)

Patio · 100 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 14, 2025	Resale	Limited Warranty Deed	\$400,000	\$203	\$320K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Morgan County Primary School	Elementary	PK–2	7.8 mi
Morgan County Middle School	Middle	6–8	8.1 mi
Morgan County High School	High	9–12	8.2 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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