

Single Family Residence **RESIDENTIAL**

# 1971 FEARS RD

RUTLEDGE, GA 30663

**\$205,499** TopHap Estimate · \$118 / ft<sup>2</sup> · confidence 86 · as of Jul 14, 2026



**3**

BATHS

**1,746 ft<sup>2</sup>**

LIVING AREA

**2.08 ac**

LOT SIZE

**1998**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$205K**

\$177K low

\$234K high

Last Sale

**\$190,000 · Jul 21, 2025**

Est. Owner Equity

**\$205,499**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,208 (2025) |
| Assessed Value        | \$98,542       |
| Previous Assessed     | \$88,361       |
| Assessor Market Value | \$246,355      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Morgan                  |
| Lot (acres)   | 2.08                    |
| Foundation    | Masonry (Unspecified)   |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |

Deck · 100 ft²

Porch · 192 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   |
|--------------|--------|-----------------------|-----------|--------|--------|
| Jul 21, 2025 | Resale | Limited Warranty Deed | \$190,000 | \$109  |        |
| Jun 1, 2005  | Resale | Deed                  | \$165,000 | \$95   | \$149K |

## 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   | 8.2 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

|                           |                            |                            |                                |                         |                        |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <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> |
|-----------|-----------------------|