

Duplex (2 Units, Any Combination) **RESIDENTIAL**

265 FAIRPLAY ST

RUTLEDGE, GA 30663



2
BATHS

2,080 ft²
LIVING AREA

2.15 ac
LOT SIZE

1997
YEAR BUILT

1
STORIES

TAX & ASSESSMENT

Assessed Value	\$167,166
Previous Assessed	\$152,823
Assessor Market Value	\$417,916

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
County	Morgan
Lot (acres)	2.15
Construction	Masonry/Concrete Masonry Units (Cmus)

Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central

Patio · 260 ft²

CLIMATE RISK

1
FLOOD

16
WILDFIRE

54
DROUGHT

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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Morgan County Primary School	Elementary	PK–2	9.2 mi
Morgan County Middle School	Middle	6–8	9.4 mi
Morgan County High School	High	9–12	9.5 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

Index values: 100 = US average; lower is better.