

Single Family Residence

**RESIDENTIAL**

# 109 W RIVER CANE RUN

PERRY, GA 31069

**\$324,210** TopHap Estimate · \$125 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,602 ft<sup>2</sup>**

LIVING AREA

**0.18 ac**

LOT SIZE

**2020**

YEAR BUILT

**2**

STORIES

## VALUATION

**\$324K**

**\$309K low**

**\$340K high**

Last Sale

**\$295,000 · May 23, 2024**

Est. Owner Equity

**\$324,210**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,133 (2025) |
| Assessed Value        | \$125,760      |
| Previous Assessed     | \$130,280      |
| Assessor Market Value | \$314,400      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Houston                    |
| Lot (acres)   | 0.18                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Composition Shingle        |
| Heating       | Central                    |
| Cooling       | Central                    |
| Fireplace     | Yes                        |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| May 30, 2024 | Financing | Deed                |           |                    |        |
| May 21, 2024 | Resale    | Deed                | \$295,000 | \$113              | \$301K |
| Mar 19, 2021 | Resale    | Warranty Deed       | \$269,900 | \$104              | \$270K |
| Jan 26, 2021 | Quitclaim | Quit Claim Transfer |           |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Langston Road Elementary School | Elementary | PK–5   | 0.7 mi   |
| Mossy Creek Middle School       | Middle     | 6–8    | 2.3 mi   |
| Perry High School               | High       | 9–12   | 3.0 mi   |

District: Houston 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 31069

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>101</b><br>CRIME INDEX | <b>76</b><br>AIR POLLUTION | <b>24,372</b><br>POPULATION | <b>\$72K</b><br>MEDIAN IN-COME | <b>65°F</b><br>AVG TEMP | <b>66%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|