

Single Family Residence **RESIDENTIAL**

49 RIVER RIDGE DR

HAWKINSVILLE, GA 31036

\$319,890 TopHap Estimate · \$175 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,823 ft²

LIVING AREA

0.58 ac

LOT SIZE

2021

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$320K

\$298K low

\$342K high

Last Sale

\$325,000 · Jul 30, 2025

Est. Owner Equity

\$777

Loan-to-Value

101%

TAX & ASSESSMENT

Property Tax	\$3,227 (2025)
Assessed Value	\$125,619
Previous Assessed	\$125,619
Assessor Market Value	\$314,048

PROPERTY FACTS

Property Type	Single Family Residence
County	Pulaski
Lot (acres)	0.58
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central

Porch · 134 ft²

CLIMATE RISK

48
FLOOD

17
WILDFIRE

9
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 25, 2025	Resale	Limited Warranty Deed	\$325,000	\$178	\$319K
Aug 6, 2021	Resale	Warranty Deed	\$274,000	\$150	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Pulaski County Middle School	Middle	6–8	3.0 mi
Hawkinsville High School	High	9–12	3.0 mi
Pulaski County Elementary School	Elementary	PK–5	3.0 mi

District: Pulaski 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 31036

109 CRIME INDEX	80 AIR POLLUTION	11,023 POPULATION	\$64K MEDIAN IN-COME	65°F AVG TEMP	66% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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