

Single Family Residence **RESIDENTIAL**

# 118 W RIVER CANE RUN

PERRY, GA 31069

**\$351,905** TopHap Estimate · \$133 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**5**  
BEDS

**3**  
BATHS

**2,655 ft<sup>2</sup>**  
LIVING AREA

**0.18 ac**  
LOT SIZE

**2021**  
YEAR BUILT

**2**  
STORIES

## VALUATION

**\$352K**

\$341K low

\$363K high

Last Sale

**\$307,900 · Mar 22, 2022**

Est. Owner Equity

**\$59,400**

Loan-to-Value

**84%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,219 (2025) |
| Assessed Value        | \$129,600      |
| Previous Assessed     | \$133,320      |
| Assessor Market Value | \$324,000      |

## 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                        |

Porch · 204 ft²

## CLIMATE RISK

1  
FLOOD

19  
WILDFIRE

94  
HEAT

75  
STORM

9  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                  | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|-----------------------|-----------|--------|--------|
| Apr 4, 2022  | Quitclaim | Quit Claim Transfer   |           |        |        |
| Mar 21, 2022 | Resale    | Limited Warranty Deed | \$307,900 | \$116  | \$293K |
| Mar 9, 2022  | Quitclaim | Quit Claim Transfer   |           |        |        |
| Feb 25, 2022 | 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   | 3.1 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

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

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

| OWNERSHIP

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