

Single Family Residence

RESIDENTIAL

117 W RIVER CANE RUN

PERRY, GA 31069

\$352,771 TopHap Estimate · \$132 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

4

BATHS

2,677 ft²

LIVING AREA

0.18 ac

LOT SIZE

2021

YEAR BUILT

2

STORIES

VALUATION

\$353K

\$341K low

\$364K high

Last Sale

\$304,900 · Feb 8, 2022

Est. Owner Equity

\$53,395

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax	\$4,322 (2025)
Assessed Value	\$132,720
Previous Assessed	\$135,640
Assessor Market Value	\$331,800

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 · 219 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
Jan 31, 2022	Resale	Limited Warranty Deed	\$304,900	\$114	\$299K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Langston Road Elementary School	Elementary	PK–5	0.6 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

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

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

OWNERSHIP

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