

Single Family Residence **RESIDENTIAL**

216 E RIVER CANE RUN

PERRY, GA 31069

\$302,627 TopHap Estimate · \$164 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,846 ft²

LIVING AREA

0.18 ac

LOT SIZE

2024

YEAR BUILT

1

STORIES

VALUATION

\$303K

\$271K low

\$334K high

Est. Owner Equity

\$302,627

TAX & ASSESSMENT

Property Tax	\$3,413 (2025)
Assessed Value	\$103,840
Previous Assessed	\$111,040
Assessor Market Value	\$259,600

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 · 151 ft²

CLIMATE RISK

1
FLOOD

19
WILDFIRE

94
HEAT

75
STORM

9
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 11, 2024	Financing	Deed			
Nov 26, 2024	Resale	Limited Warranty Deed	\$289,500	\$157	\$227K
Dec 12, 2023	Quitclaim	Quit Claim Transfer			
Nov 13, 2023	Financing	Intrafamily Transfer			
Nov 13, 2023	Resale	Limited Warranty Deed	\$279,900	\$152	\$100K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Langston Road Elementary School	Elementary	PK–5	0.8 mi
Mossy Creek Middle School	Middle	6–8	2.3 mi
Perry High School	High	9–12	3.2 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
-----------	-----------------------