

Single Family Residence **RESIDENTIAL**

250 RIVER RIDGE RD

CARNESVILLE, GA 30521

\$427,893 TopHap Estimate · \$219 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,950 ft²

LIVING AREA

1.86 ac

LOT SIZE

2020

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$428K

\$392K low

\$464K high

Last Sale

\$134,000 · Apr 6, 2016

Est. Owner Equity

\$290,104

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$3,434 (2025)
Assessed Value	\$150,623
Previous Assessed	\$141,759
Assessor Market Value	\$376,557

PROPERTY FACTS

Property Type	Single Family Residence
County	Franklin
Lot (acres)	1.86
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 528 ft²

Porch · 456 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 6, 2016	Resale	Warranty Deed	\$134,000	\$69	\$138K
May 1, 2015	Quitclaim	Quit Claim Transfer			
Jan 22, 2010	Financing	Grant Deed			\$114K
Jan 22, 2010	Non-arms-length	Grant Deed	\$109,900	\$56	
Jul 7, 2009	Non-arms-length	Grant Deed	\$128,507	\$66	
Jul 7, 2009	Non-arms-length	Trustees Deed	\$128,507	\$66	
Jul 7, 2009	Non-arms-length	Grant Deed	\$128,507	\$66	
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ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Franklin County High School	High	9–12	4.0 mi
Royston Elementary School	Elementary	KG–5	4.3 mi
Franklin County Middle School	Middle	6–8	5.9 mi

District: Franklin 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 30521

93

CRIME INDEX

89

AIR POLLUTION

6,630

POPULATION

\$62K

MEDIAN IN-COME

61°F

AVG TEMP

61%

SUNSHINE

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

OWNERSHIP

Occupancy

Owner occupied