

Single Family Residence **RESIDENTIAL**

1220 RIVER RIDGE DR

AUGUSTA, GA 30909

\$269,931 TopHap Estimate · \$125 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,156 ft²

LIVING AREA

0.36 ac

LOT SIZE

1981

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$270K

\$243K low

\$297K high

Last Sale

\$139,900 · Jun 20, 2005

Est. Owner Equity

\$0

Loan-to-Value

126%

TAX & ASSESSMENT

Property Tax	\$2,907 (2025)
Assessed Value	\$95,676
Previous Assessed	\$109,964
Assessor Market Value	\$239,190

PROPERTY FACTS

Property Type	Single Family Residence
County	Richmond
Lot (acres)	0.36
Foundation	Block (Unspecified)
Roof	Shingle
Heating	Central
Cooling	Central
Pool	No

Patio · 128 ft²

Porch · 214 ft²

CLIMATE RISK

1

FLOOD

5

WILDFIRE

93

HEAT

79

STORM

24

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 17, 2006	Non-arms-length	Grant Deed	\$2,222	\$1	
Jun 8, 2005	Resale	Warranty Deed	\$139,900	\$65	\$140K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Garrett Elementary School	Elementary	PK–5	0.7 mi
Westside High School	High	9–12	1.8 mi
Tutt Middle School	Middle	6–8	2.3 mi

District: Richmond 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 30909

94 CRIME INDEX	67 AIR POLLUTION	50,292 POPULATION	\$71K MEDIAN IN-COME	63°F AVG TEMP	61% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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