

Seasonal, Cabin, Vacation Residence

RESIDENTIAL

149 RIVER RIDGE RD

BLUE RIDGE, GA 30513

2

BATHS

1,620 ft²

LIVING AREA

1.42 ac

LOT SIZE

1994

YEAR BUILT

1

STORIES

VALUATION

Last Sale

\$444,500 · Nov 18, 2022

TAX & ASSESSMENT

Property Tax	\$896 (2025)
Assessed Value	\$98,707
Previous Assessed	\$98,707
Assessor Market Value	\$246,768

PROPERTY FACTS

Property Type	Seasonal, Cabin, Vacation Residence
County	Fannin
Lot (acres)	1.42
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Central

Fireplace

Yes

Deck · 150 ft²

Porch · 300 ft²

CLIMATE RISK

1

FLOOD

26

WILDFIRE

81

HEAT

98

STORM

17

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 17, 2022	Resale	Warranty Deed	\$444,500	\$274	
Dec 15, 2021	Resale	Warranty Deed	\$335,000	\$207	
Jan 3, 2012	Resale	Deed	\$172,500	\$106	
Jan 3, 2012	Resale	Deed	\$172,500	\$106	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fannin County High School	High	9–12	6.8 mi
Fannin County Middle School	Middle	6–8	6.8 mi
Blue Ridge Elementary School	Elementary	PK–5	7.5 mi

District: Fannin 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 30513

125 CRIME INDEX	104 AIR POLLUTION	12,417 POPULATION	\$57K MEDIAN IN-COME	55°F AVG TEMP	61% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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