

Residential - Vacant Land

RESIDENTIAL

RIVER RIDGE RD

BLUE RIDGE, GA 30513

1.4 ac

LOT SIZE

VALUATION

Last Sale

\$23,000 · Dec 19, 2022

TAX & ASSESSMENT

Property Tax	\$94 (2025)
Assessed Value	\$10,307
Previous Assessed	\$10,307
Assessor Market Value	\$25,767

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	Fannin
Lot (acres)	1.40

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	\$/FT ²	LOAN
Dec 15, 2022	Resale	Warranty Deed	\$23,000		

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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