

Residential - Vacant Land **RESIDENTIAL**

BLUE RIDGE, GA 30513

2.48 ac

LOT SIZE

TAX & ASSESSMENT

Property Tax	\$344 (2025)
Assessed Value	\$37,960
Previous Assessed	\$37,960
Assessor Market Value	\$94,900

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	Fannin
Lot (acres)	2.48

CLIMATE RISK

1

FLOOD

26

WILDFIRE

81

HEAT

97

STORM

17

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 7, 2024	Financing	Warranty Deed			
Mar 15, 2024	Resale	Warranty Deed	\$60,000		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fannin County High School	High	9–12	3.5 mi
West Fannin Elementary School	Elementary	KG–5	4.4 mi
Fannin County Middle School	Middle	6–8	5.1 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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