

Single Family Residential

RESIDENTIAL

283 RIVER BEND LN

BLUE RIDGE, GA 30513

\$658,285 TopHap Estimate · \$284 / ft² · confidence 85 · as of Jul 14, 2026

2,318 ft²

LIVING AREA

1.77 ac

LOT SIZE

VALUATION

\$658K

\$562K low

\$755K high

Last Sale

\$653,250 · Feb 3, 2023

Est. Owner Equity

\$658,285

TAX & ASSESSMENT

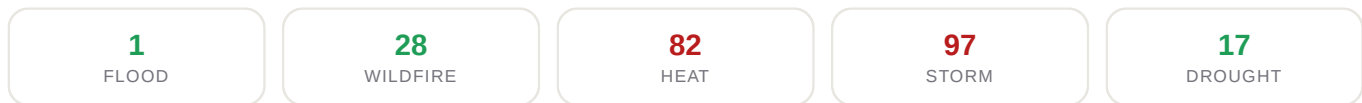
Property Tax	\$2,422 (2025)
Assessed Value	\$266,923
Previous Assessed	\$266,923
Assessor Market Value	\$667,307

PROPERTY FACTS

Property Type	Single Family Residential
County	Fannin
Lot (acres)	1.77
Foundation	Masonry (Unspecified)
Roof	Metal
Heating	Central
Cooling	Central
Fireplace	Yes

Porch · 584 ft²

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Fannin Elementary School	Elementary	KG–5	2.5 mi
Fannin County Middle School	Middle	6–8	5.5 mi
Fannin County High School	High	9–12	6.2 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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