

Residential - Vacant Land

RESIDENTIAL

61 RIVER RIDGE RD

BLUE RIDGE, GA 30513

1.95 ac

LOT SIZE

VALUATION

Last Sale

\$1,149,000 · Dec 30, 2025

TAX & ASSESSMENT

Property Tax	\$236 (2025)
Assessed Value	\$26,000
Previous Assessed	\$26,000
Assessor Market Value	\$65,000

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	FANNIN
Lot (acres)	1.95
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 30, 2025	Resale	Warranty Deed	\$1,149,000		
Dec 12, 2025	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Fannin Elementary School	Elementary	KG–5	1.7 mi
Fannin County Middle School	Middle	6–8	5.0 mi
Fannin County High School	High	9–12	5.6 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



Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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