

Single Family Residence

RESIDENTIAL

# 357 RIVER RIDGE RD

BLUE RIDGE, GA 30513

**\$838,050** TopHap Estimate · \$251 / ft<sup>2</sup> · confidence 88 · as of Jul 14, 2026

4

BATHS

3,345 ft<sup>2</sup>

LIVING AREA

2.43 ac

LOT SIZE

2024

YEAR BUILT

2

STORIES

## VALUATION

**\$838K**

\$738K low

\$938K high

Last Sale

\$840,000 · Apr 1, 2025

Est. Owner Equity

\$124,050

Loan-to-Value

85%

## TAX & ASSESSMENT

Property Tax

\$2,857 (2025)

Assessed Value

\$314,920

Previous Assessed

\$26,000

Assessor Market Value

\$787,300

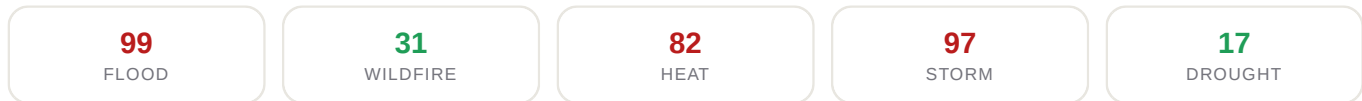
## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Fannin                  |
| Lot (acres)   | 2.43                    |
| Foundation    | Masonry (Unspecified)   |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |

Deck · 176 ft²

Porch · 210 ft²

## CLIMATE RISK



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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED                  | PRICE     | \$/FT² | LOAN   |
|--------------|--------|-----------------------|-----------|--------|--------|
| Mar 31, 2025 | Resale | Limited Warranty Deed | \$840,000 | \$251  | \$714K |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| West Fannin Elementary School | Elementary | KG–5   | 1.9 mi   |
| Fannin County Middle School   | Middle     | 6–8    | 4.8 mi   |
| Fannin County High School     | High       | 9–12   | 5.4 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

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>125</b><br>CRIME INDEX | <b>104</b><br>AIR POLLUTION | <b>12,417</b><br>POPULATION | <b>\$57K</b><br>MEDIAN IN-COME | <b>55°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|