

Seasonal, Cabin, Vacation Residence **RESIDENTIAL**
BLUE RIDGE, GA 30513

3
BATHS

2,940 ft²
LIVING AREA

2.16 ac
LOT SIZE

2024
YEAR BUILT

1
STORIES

TAX & ASSESSMENT

Property Tax	\$6,010 (2025)
Assessed Value	\$662,384
Assessor Market Value	\$1,655,960

PROPERTY FACTS

Property Type	Seasonal, Cabin, Vacation Residence
County	Fannin
Lot (acres)	2.16
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached

Patio · 252 ft²

Porch · 802 ft²

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Fannin Elementary School	Elementary	KG–5	1.9 mi
Fannin County Middle School	Middle	6–8	5.4 mi
Fannin County High School	High	9–12	6.0 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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