

Seasonal, Cabin, Vacation Residence

RESIDENTIAL

642 RIVER RIDGE RD

BLUE RIDGE, GA 30513

2

BATHS

1,596 ft²

LIVING AREA

3.1 ac

LOT SIZE

1978

YEAR BUILT

1

STORIES

TAX & ASSESSMENT

Property Tax	\$97 (2025)
Assessed Value	\$132,548
Previous Assessed	\$132,548
Assessor Market Value	\$331,371

PROPERTY FACTS

Property Type	Seasonal, Cabin, Vacation Residence
County	Fannin
Lot (acres)	3.10
Foundation	Masonry (Unspecified)
Roof	Metal
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 120 ft²

Porch · 440 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 30, 2010	Resale	Deed	\$150,000	\$94	\$120K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fannin County High School	High	9–12	7.0 mi
Fannin County Middle School	Middle	6–8	7.1 mi
Blue Ridge Elementary School	Elementary	PK–5	7.7 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

Owner occupied