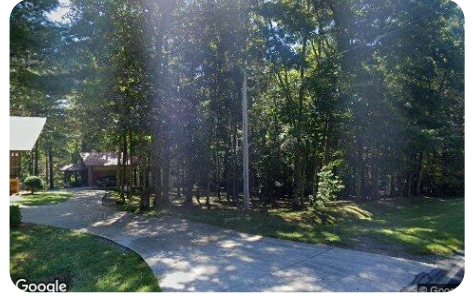
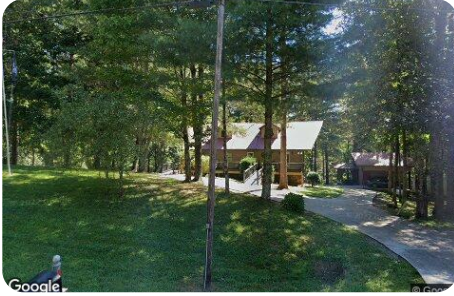


Single Family Residence **RESIDENTIAL**

70 RIVER RIDGE LN

BLUE RIDGE, GA 30513

\$456,295 TopHap Estimate · \$256 / ft² · confidence 94 · as of Jul 14, 2026



2

BATHS

1,785 ft²

LIVING AREA

5.29 ac

LOT SIZE

1980

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$456K

\$427K low

\$485K high

Last Sale

\$1,650 · Feb 1, 2022

Est. Owner Equity

\$456,295

TAX & ASSESSMENT

Property Tax	\$799 (2025)
Assessed Value	\$129,447
Previous Assessed	\$129,447
Assessor Market Value	\$323,618

PROPERTY FACTS

Property Type	Single Family Residence
County	Fannin
Lot (acres)	5.29
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No

Deck · 16 ft²

Patio · 96 ft²

Porch · 160 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 1, 2022	Resale	Warranty Deed	\$1,650	\$1	
Oct 11, 2013	Resale	Warranty Deed	\$170,000	\$95	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fannin County High School	High	9–12	6.8 mi
Fannin County Middle School	Middle	6–8	7.0 mi
Blue Ridge Elementary School	Elementary	PK–5	7.6 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

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
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