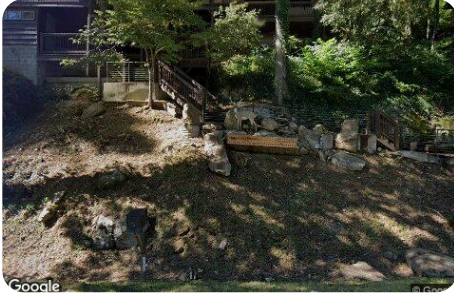


Single Family Residence **RESIDENTIAL**

124 RIVER BEND LN

BLUE RIDGE, GA 30513

\$437,559 TopHap Estimate · \$153 / ft² · confidence 90 · as of Jul 14, 2026



3

BATHS

2,860 ft²

LIVING AREA

2.36 ac

LOT SIZE

1974

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$438K

\$393K low

\$482K high

Est. Owner Equity

\$437,559

TAX & ASSESSMENT

Property Tax	\$1,203 (2025)
Assessed Value	\$132,572
Previous Assessed	\$132,572
Assessor Market Value	\$331,429

PROPERTY FACTS

Property Type	Single Family Residence
County	Fannin
Lot (acres)	2.36
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Prefab
Garage	Mixed
Pool	No

Deck · 48 ft²

Porch · 792 ft²

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fannin County High School	High	9–12	5.1 mi
Fannin County Middle School	Middle	6–8	5.6 mi
Blue Ridge Elementary School	Elementary	PK–5	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	Owner occupied
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