

Seasonal, Cabin, Vacation Residence

RESIDENTIAL

87 RUSTIC RDG

BLUE RIDGE, GA 30513

2

BATHS

1,160 ft²

LIVING AREA

0.97 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

VALUATION

Last Sale

\$395,000 · Jan 5, 2026

TAX & ASSESSMENT

Property Tax	\$1,034 (2025)
Assessed Value	\$114,006
Previous Assessed	\$114,006
Assessor Market Value	\$285,015

PROPERTY FACTS

Property Type	Seasonal, Cabin, Vacation Residence
County	Fannin
Lot (acres)	0.97
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	None

Cooling	Central
Fireplace	Yes

Deck · 621 ft²

Porch · 276 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 18, 2025	Resale	Warranty Deed	\$395,000	\$341	\$316K
Mar 31, 2022	Resale	Warranty Deed	\$400,000	\$345	\$360K
Apr 8, 2016	Financing	Warranty Deed			
Nov 14, 2012	Financing	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fannin County High School	High	9–12	2.5 mi
Blue Ridge Elementary School	Elementary	PK–5	3.3 mi
Fannin County Middle School	Middle	6–8	4.4 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

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