

Residential (General/Single) **RESIDENTIAL**

83 RIVERVIEW CIR

BLUE RIDGE, GA 30513

\$695,000 TopHap Estimate · \$325 / ft² · confidence 90 · as of Jul 14, 2026



3

BATHS

2,136 ft²

LIVING AREA

2.17 ac

LOT SIZE

2008

YEAR BUILT

1

STORIES

VALUATION

\$695K

\$623K low

\$767K high

Est. Owner Equity

\$695,000

TAX & ASSESSMENT

Property Tax	\$2,514 (2025)
Assessed Value	\$277,048
Previous Assessed	\$277,048
Assessor Market Value	\$692,620

PROPERTY FACTS

Property Type	Residential (General/Single)
County	FANNIN
Lot (acres)	2.17
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 70 ft²

Porch · 18 ft²

CLIMATE RISK

68
FLOOD

29
WILDFIRE

80
HEAT

98
STORM

17
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 4, 2024	Quitclaim	Quit Claim Transfer			
Jun 4, 2024	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fannin County Middle School	Middle	6–8	2.4 mi
Fannin County High School	High	9–12	4.2 mi
West Fannin Elementary School	Elementary	KG–5	5.2 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
---------------------------------------	---	---	--	-------------------------------------	------------------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
-----------	----------------