

Seasonal, Cabin, Vacation Residence

RESIDENTIAL

71 RIVER RIDGE CT

BLUE RIDGE, GA 30513

2

BATHS

1,248 ft²

LIVING AREA

0.81 ac

LOT SIZE

1979

YEAR BUILT

1

STORIES

VALUATION

Last Sale

\$350,000 · Sep 8, 2023

TAX & ASSESSMENT

Property Tax	\$1,396 (2025)
Assessed Value	\$153,841
Previous Assessed	\$153,841
Assessor Market Value	\$384,601

PROPERTY FACTS

Property Type	Seasonal, Cabin, Vacation Residence
Style	Tlog Home
County	Fannin
Lot (acres)	0.81
Construction	Log
Foundation	Masonry (Unspecified)

Roof	Metal
Heating	Central
Cooling	Central
Fireplace	Prefab
Pool	No

Deck · 112 ft²

Porch · 352 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 8, 2023	Resale	Limited Warranty Deed	\$350,000	\$280	\$280K
Jun 3, 2020	Resale	Warranty Deed	\$55,000	\$44	\$327K
May 5, 2011	Resale	Deed	\$175,900	\$141	
Aug 31, 2006	Resale	Deed	\$190,000	\$152	\$152K
Jun 2, 2006	Resale	Deed	\$132,500	\$106	\$153K
Aug 22, 2005	Resale	Deed	\$118,000	\$95	\$60K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fannin County High School	High	9–12	6.8 mi
Fannin County Middle School	Middle	6–8	6.8 mi
Blue Ridge Elementary School	Elementary	PK–5	7.5 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	Absentee owner
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