

Single Family Residential

RESIDENTIAL

118 RUSTIC RDG

BLUE RIDGE, GA 30513

\$293,386 TopHap Estimate · \$346 / ft² · confidence 82 · as of Jul 14, 2026

2

BATHS

848 ft²

LIVING AREA

0.3 ac

LOT SIZE

1985

YEAR BUILT

1

STORIES

VALUATION

\$293K

\$242K low

\$345K high

Last Sale

\$160,000 · Sep 15, 2017

Est. Owner Equity

\$165,386

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax

\$569 (2025)

Assessed Value

\$62,679

Previous Assessed

\$62,679

Assessor Market Value

\$156,697

PROPERTY FACTS

Property Type	Single Family Residential
County	Fannin
Lot (acres)	0.30
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	No

Deck · 84 ft²

Porch · 210 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 15, 2017	Resale	Warranty Deed	\$160,000	\$189	\$128K
Jul 1, 2011	Financing	Intrafamily Transfer			
Mar 10, 2006	Resale	Deed	\$99,500	\$117	\$60K

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
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