

Single Family Residence

RESIDENTIAL

765 RIVER RIDGE RD

BLUE RIDGE, GA 30513

\$513,934 TopHap Estimate · \$229 / ft² · confidence 81 · as of Jul 14, 2026

2

BATHS

2,240 ft²

LIVING AREA

0.52 ac

LOT SIZE

1990

YEAR BUILT

1

STORIES

VALUATION

\$514K

\$418K low

\$610K high

Est. Owner Equity

\$430,846

Loan-to-Value

17%

TAX & ASSESSMENT

Property Tax

\$995 (2025)

Assessed Value

\$109,648

Previous Assessed

\$109,648

Assessor Market Value

\$274,121

PROPERTY FACTS

Property Type	Single Family Residence
County	Fannin
Lot (acres)	0.52
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	None
Cooling	Central
Fireplace	2 Story
Garage	Carport (Unspecified)
Pool	No

Patio · 400 ft²

Porch · 400 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 14, 2018	Financing	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fannin County High School	High	9–12	7.0 mi
Fannin County Middle School	Middle	6–8	7.1 mi
Blue Ridge Elementary School	Elementary	PK–5	7.8 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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