

Single Family Residential

RESIDENTIAL

281 ROCKY RIDGE DR

BLUE RIDGE, GA 30513

\$903,295 TopHap Estimate · \$290 / ft² · confidence 95 · as of Jul 14, 2026

4

BATHS

3,120 ft²

LIVING AREA

5.15 ac

LOT SIZE

1999

YEAR BUILT

2

STORIES

VALUATION

\$903K

\$857K low

\$950K high

Last Sale

\$450,000 · Apr 12, 2021

Est. Owner Equity

\$903,295

TAX & ASSESSMENT

Property Tax	\$2,682 (2025)
Assessed Value	\$295,616
Previous Assessed	\$295,616
Assessor Market Value	\$739,039

PROPERTY FACTS

Property Type	Single Family Residential
County	Fannin
Lot (acres)	5.15
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 16 ft²

Porch · 1,068 ft²

CLIMATE RISK

97
FLOOD

29
WILDFIRE

17
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 6, 2026	Resale	Warranty Deed	\$905,000	\$290	
Apr 12, 2021	Resale	Limited Warranty Deed	\$450,000	\$144	
Jul 2, 2012	Resale	Limited Warranty Deed	\$120,000	\$38	
May 17, 2012	Financing	Warranty Deed			
Feb 7, 2012	Non-arms-length	Foreclosure	\$141,600	\$45	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Fannin Elementary School	Elementary	KG–5	1.8 mi
Fannin County Middle School	Middle	6–8	5.5 mi
Fannin County High School	High	9–12	6.0 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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