

Single Family Residence **RESIDENTIAL**

206 ROSS RD

BLUE RIDGE, GA 30513

\$269,595 TopHap Estimate · \$115 / ft² · confidence 73 · as of Jul 14, 2026



2

BATHS

2,352 ft²

LIVING AREA

1.71 ac

LOT SIZE

1952

YEAR BUILT

1

STORIES

VALUATION

\$270K

\$198K low

\$341K high

Last Sale

\$154,500 · Dec 2, 2020

Est. Owner Equity

\$269,595

TAX & ASSESSMENT

Property Tax	\$686 (2025)
Assessed Value	\$86,770
Previous Assessed	\$86,770
Assessor Market Value	\$216,926

PROPERTY FACTS

Property Type	Single Family Residence
County	Fannin
Lot (acres)	1.71
Construction	Concrete Blocks
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 124 ft²

Porch · 424 ft²

CLIMATE RISK

1
FLOOD

29
WILDFIRE

17
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 2, 2020	Resale	Warranty Deed	\$154,500	\$66	
Dec 2, 2020	Resale	Warranty Deed	\$154,500	\$66	
Apr 22, 2019	Financing	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Fannin Elementary School	Elementary	KG–5	0.5 mi
Fannin County Middle School	Middle	6–8	5.9 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
---------------------------------------	---	---	--	-------------------------------------	------------------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------