

Seasonal, Cabin, Vacation Residence

RESIDENTIAL

4100 BLUE RIDGE DR

BLUE RIDGE, GA 30513



3

BATHS

3,402 ft²

LIVING AREA

2.74 ac

LOT SIZE

1970

YEAR BUILT

1

STORIES

TAX & ASSESSMENT

Property Tax	\$1,322 (2025)
Assessed Value	\$145,717
Previous Assessed	\$145,717
Assessor Market Value	\$364,293

PROPERTY FACTS

Property Type	Seasonal, Cabin, Vacation Residence
County	Fannin
Lot (acres)	2.74

Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 20 ft²

Porch · 96 ft²

CLIMATE RISK

95
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
Mar 19, 2025	Financing	Warranty Deed			
Oct 21, 2022	Resale	Warranty Deed	\$387,000	\$114	
Jul 6, 2018	Resale	Warranty Deed	\$143,000	\$42	
May 1, 2018	Non-arms-length	Foreclosure	\$103,701	\$30	
Feb 7, 2008	Resale	Deed	\$245,000	\$72	\$192K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Fannin Elementary School	Elementary	KG–5	0.8 mi
Fannin County Middle School	Middle	6–8	6.0 mi
Fannin County High School	High	9–12	6.2 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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