

Residential - Vacant Land **RESIDENTIAL**

BLUE RIDGE, GA 30513



2

BATHS

1,600 ft²

LIVING AREA

6.27 ac

LOT SIZE

1992

YEAR BUILT

1

STORIES

VALUATION

Last Sale

\$275,000 · Sep 19, 2025

TAX & ASSESSMENT

Property Tax	\$689 (2025)
Assessed Value	\$75,920
Previous Assessed	\$75,920
Assessor Market Value	\$189,800

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	Fannin
Lot (acres)	6.27
Heating	Central
Cooling	Central
Fireplace	Prefab
Pool	No

Deck · 352 ft²

Porch · 544 ft²

CLIMATE RISK

1 FLOOD	30 WILDFIRE	82 HEAT	98 STORM	17 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 19, 2025	Resale	Warranty Deed	\$275,000	\$172	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fannin County High School	High	9–12	3.5 mi
West Fannin Elementary School	Elementary	KG–5	4.5 mi
Fannin County Middle School	Middle	6–8	5.1 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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