

Single Family Residence

RESIDENTIAL

48 MORNINGVIEW PL

BLUE RIDGE, GA 30513

\$362,145 TopHap Estimate · \$282 / ft² · confidence 87 · as of Jul 14, 2026



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2

BATHS

1,284 ft²

LIVING AREA

0.34 ac

LOT SIZE

1999

YEAR BUILT

1

STORIES

VALUATION

\$362K

\$315K low

\$409K high

Last Sale

\$365,000 · Aug 15, 2025

Est. Owner Equity

\$362,145

TAX & ASSESSMENT

Property Tax	\$1,099 (2025)
Assessed Value	\$128,351
Previous Assessed	\$128,351
Assessor Market Value	\$320,878

PROPERTY FACTS

Property Type	Single Family Residence
County	Fannin
Lot (acres)	0.34
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Porch · 252 ft²

CLIMATE RISK

1 FLOOD	24 WILDFIRE	17 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 14, 2025	Resale	Warranty Deed	\$365,000	\$284	
Jul 14, 2022	Resale	Warranty Deed	\$310,000	\$241	
Dec 3, 2018	Resale	Warranty Deed	\$220,000	\$171	
Aug 6, 2013	Resale	Warranty Deed	\$120,000	\$93	\$108K
Aug 6, 2013	Quitclaim	Quit Claim Transfer			
Aug 6, 2013	Quitclaim	Quit Claim Transfer			
Aug 26, 2005	Resale	Deed	\$180,000	\$140	
Aug 2, 2005	Resale	Deed	\$157,500	\$123	\$159K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fannin County Middle School	Middle	6–8	0.6 mi
Blue Ridge Elementary School	Elementary	PK–5	1.6 mi
Fannin County High School	High	9–12	2.4 mi

District: Fannin County School District



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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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