

Residential (General/Single)

RESIDENTIAL

54 MOUNTAIN RIVERS LN

MINERAL BLUFF, GA 30559

\$72,735 TopHap Estimate · \$47 / ft² · confidence 58 · as of Jun 23, 2026



2

BATHS

1,536 ft²

LIVING AREA

1.56 ac

LOT SIZE

2001

YEAR BUILT

1

STORIES

VALUATION

\$73K

\$42K low

\$103K high

Last Sale

\$67,000 · Aug 15, 2025

Est. Owner Equity

\$72,735

TAX & ASSESSMENT

Property Tax	\$122 (2025)
Assessed Value	\$13,450
Previous Assessed	\$13,450
Assessor Market Value	\$33,626

PROPERTY FACTS

Property Type	Residential (General/Single)
Style	Mobile Home
County	Fannin
Lot (acres)	1.56
Foundation	Pier/Post & Beam
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 16 ft²

CLIMATE RISK

1
FLOOD

29
WILDFIRE

83
HEAT

97
STORM

17
DROUGHT

Scores 0–100; higher = greater projected risk.

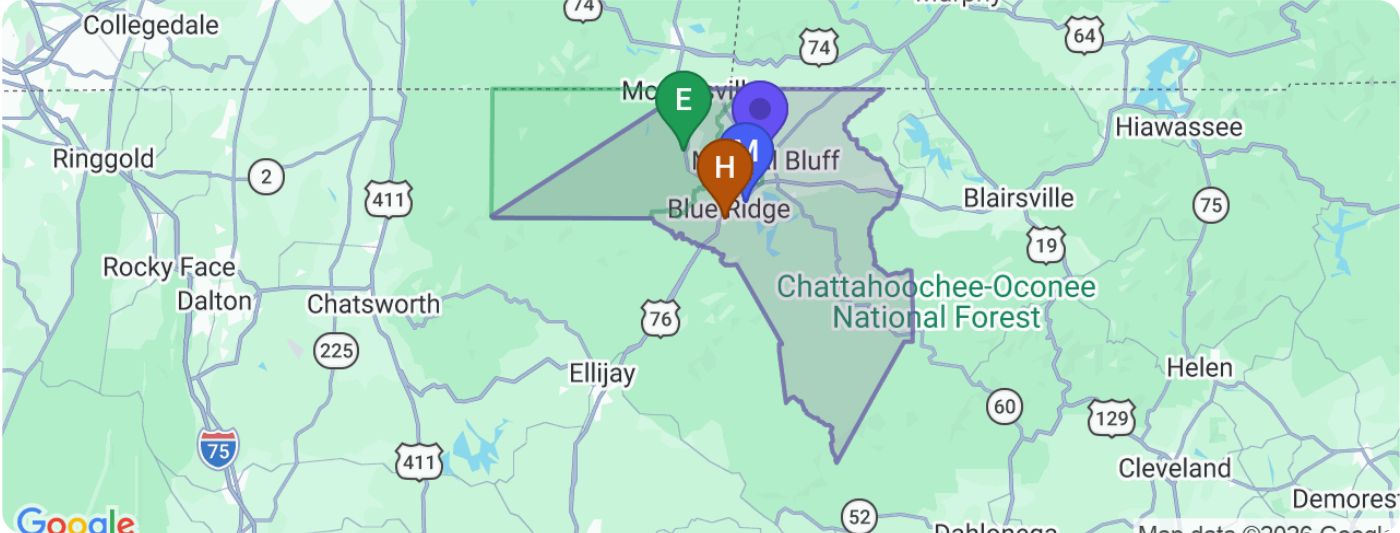
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 13, 2025	Resale	Warranty Deed	\$67,000	\$44	
Feb 17, 2023	Resale	Limited Warranty Deed	\$2,400,000	\$1563	
Jun 15, 2018	Resale	Warranty Deed	\$35,000	\$23	
Apr 3, 2018	Non-arms-length	Foreclosure	\$55,773	\$36	
Aug 26, 2014	Financing	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fannin County Middle School	Middle	6–8	3.1 mi
Fannin County High School	High	9–12	4.9 mi
West Fannin Elementary School	Elementary	KG–5	5.5 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 30559

127
CRIME INDEX

105
AIR POLLUTION

5,081
POPULATION

\$60K
MEDIAN IN-COME

57°F
AVG TEMP

61%
SUNSHINE

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

OWNERSHIP

Occupancy

Absentee owner