

Single Family Residence **RESIDENTIAL**

71 ROSS RD

BLUE RIDGE, GA 30513

\$394,648 TopHap Estimate · \$199 / ft² · confidence 85 · as of Jul 14, 2026



3

BATHS

1,982 ft²

LIVING AREA

1.05 ac

LOT SIZE

1998

YEAR BUILT

2

STORIES

VALUATION

\$395K

\$335K low

\$454K high

Est. Owner Equity

\$394,648

TAX & ASSESSMENT

Property Tax	\$1,118 (2025)
Assessed Value	\$149,724
Previous Assessed	\$149,724
Assessor Market Value	\$374,311

PROPERTY FACTS

Property Type	Single Family Residence
County	Fannin
Lot (acres)	1.05
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 430 ft²

Porch · 441 ft²

CLIMATE RISK

1 FLOOD	30 WILDFIRE	17 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Fannin Elementary School	Elementary	KG–5	0.5 mi
Fannin County Middle School	Middle	6–8	5.8 mi
Fannin County High School	High	9–12	5.9 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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