

Single Family Residence

RESIDENTIAL

295 RIVER RIDGE RD

BLUE RIDGE, GA 30513

\$433,044 TopHap Estimate · \$238 / ft² · confidence 90 · as of Jul 14, 2026

2

BATHS

1,820 ft²

LIVING AREA

1.5 ac

LOT SIZE

1976

YEAR BUILT

1

STORIES

VALUATION

\$433K

\$389K low

\$477K high

Est. Owner Equity

\$261,616

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax

\$747 (2025)

Assessed Value

\$104,992

Previous Assessed

\$104,992

Assessor Market Value

\$262,480

PROPERTY FACTS

Property Type	Single Family Residence
County	Fannin
Lot (acres)	1.50
Foundation	Masonry (Unspecified)
Roof	Metal
Heating	None
Cooling	Central
Fireplace	Yes
Garage	Mixed
Pool	No

Deck · 322 ft²

Porch · 588 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 18, 2006	Financing	Deed			
Oct 6, 2006	Resale	Deed	\$40,000	\$22	
Apr 18, 2006	Resale	Deed	\$24,300	\$13	
Apr 18, 2006	Resale	Deed	\$41,900	\$23	
Apr 18, 2006	Resale	Deed	\$44,900	\$25	
Apr 18, 2006	Resale	Deed	\$44,900	\$25	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fannin County High School	High	9–12	6.7 mi
Fannin County Middle School	Middle	6–8	6.8 mi
Blue Ridge Elementary School	Elementary	PK–5	7.5 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 30513

125 CRIME INDEX	104 AIR POLLUTION	12,417 POPULATION	\$57K MEDIAN IN-COME	55°F AVG TEMP	61% SUNSHINE
---------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------