

Single Family Residence

RESIDENTIAL

605 RIVER RIDGE RD

BLUE RIDGE, GA 30513

\$1,311,056 TopHap Estimate · \$242 / ft² · confidence 78 · as of Jul 14, 2026

3

BATHS

5,412 ft²

LIVING AREA

0.91 ac

LOT SIZE

1997

YEAR BUILT

2

STORIES

VALUATION

\$1.3M

\$1M low

\$1.6M high

Last Sale

\$89,000 · Feb 21, 1996

Est. Owner Equity

\$1,171,056

Loan-to-Value

10%

TAX & ASSESSMENT

Property Tax

\$1,457 (2025)

Assessed Value

\$330,884

Previous Assessed

\$330,884

Assessor Market Value

\$827,209

PROPERTY FACTS

Property Type	Single Family Residence
County	Fannin
Lot (acres)	0.91
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Masonry (Unspecified)
Roof	Metal
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Mixed
Pool	No

Deck · 147 ft²

Porch · 1,460 ft²

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fannin County High School	High	9–12	7.0 mi
Fannin County Middle School	Middle	6–8	7.1 mi
Blue Ridge Elementary School	Elementary	PK–5	7.8 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
-----------	-----------------------