

Single Family Residential

RESIDENTIAL

753 RACoon RD

BLUE RIDGE, GA 30513

\$1,087,517 TopHap Estimate · \$313 / ft² · confidence 91 · as of Jul 14, 2026

3

BATHS

3,470 ft²

LIVING AREA

2.45 ac

LOT SIZE

2005

YEAR BUILT

2

STORIES

VALUATION

\$1.1M

\$992K low

\$1.2M high

Last Sale

\$619,000 · Jan 19, 2021

Est. Owner Equity

\$1,087,517

TAX & ASSESSMENT

Property Tax	\$2,895 (2025)
Assessed Value	\$319,066
Previous Assessed	\$319,066
Assessor Market Value	\$797,664

PROPERTY FACTS

Property Type	Single Family Residential
County	Fannin
Lot (acres)	2.45
Foundation	Masonry (Unspecified)
Roof	Metal
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 612 ft²

Patio · 38 ft²

Porch · 820 ft²

CLIMATE RISK

1 FLOOD	25 WILDFIRE	80 HEAT	98 STORM	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
Jan 19, 2021	Resale	Warranty Deed	\$619,000	\$178	
Feb 13, 2007	Financing	Deed			
Feb 2, 2005	Resale	Warranty Deed	\$427,000	\$123	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fannin County High School	High	9–12	5.1 mi
Fannin County Middle School	Middle	6–8	5.7 mi
Blue Ridge Elementary School	Elementary	PK–5	6.0 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	Absentee owner
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