

Residential (General/Single) **RESIDENTIAL**

967 RIVER BEND LN

BLUE RIDGE, GA 30513

\$1,220,000 TopHap Estimate · \$428 / ft² · confidence 86 · as of Jul 14, 2026

3.5

BATHS

2,848 ft²

LIVING AREA

1.87 ac

LOT SIZE

2017

YEAR BUILT

1

STORIES

VALUATION

\$1.2M

\$1M low

\$1.4M high

Last Sale

\$1,150,000 · Feb 9, 2024

Est. Owner Equity

\$0

Loan-to-Value

143%

TAX & ASSESSMENT

Property Tax

\$2,357 (2025)

Assessed Value

\$259,759

Previous Assessed

\$240,227

Assessor Market Value

\$649,397

PROPERTY FACTS

Property Type	Residential (General/Single)
County	FANNIN
Lot (acres)	1.87
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 16 ft²

Porch · 1,248 ft²

CLIMATE RISK

1 FLOOD	25 WILDFIRE	80 HEAT	98 STORM	17 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 27, 2026	Financing	Mortgage			\$1.7M
Feb 7, 2024	Resale	Warranty Deed	\$1,150,000	\$404	
Jan 26, 2018	Resale	Warranty Deed	\$482,000	\$169	
Jan 15, 2016	Resale	Warranty Deed	\$102,500	\$36	
Jan 15, 2016	Resale	Warranty Deed	\$102,500	\$36	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fannin County High School	High	9–12	5.2 mi
Fannin County Middle School	Middle	6–8	5.8 mi
Blue Ridge Elementary School	Elementary	PK–5	6.1 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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