

Single Family Residence **RESIDENTIAL**

223 EAGLE ROCK RD

BLUE RIDGE, GA 30513

\$246,105 TopHap Estimate · \$211 / ft² · confidence 48 · as of Jul 14, 2026



1

BATHS

1,164 ft²

LIVING AREA

6.95 ac

LOT SIZE

1950

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$246K

\$117K low

\$375K high

Est. Owner Equity

\$246,105

TAX & ASSESSMENT

Property Tax	\$1,716 (2025)
Assessed Value	\$189,101
Previous Assessed	\$189,101
Assessor Market Value	\$472,753

PROPERTY FACTS

Property Type	Single Family Residence
County	Fannin
Lot (acres)	6.95
Foundation	Masonry (Unspecified)
Roof	Metal
Heating	None
Cooling	Central
Fireplace	2 Story
Garage	Carport (Unspecified)
Pool	No

Deck · 36 ft²

Porch · 1,464 ft²

CLIMATE RISK

1

FLOOD

26

WILDFIRE

82

HEAT

97

STORM

17

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 17, 2022	Financing	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fannin County Middle School	Middle	6–8	0.8 mi
Blue Ridge Elementary School	Elementary	PK–5	1.3 mi
Fannin County High School	High	9–12	1.4 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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