

Single Family Residence

RESIDENTIAL

304 RITCHIE CREEK RD

BLUE RIDGE, GA 30513

\$713,813 TopHap Estimate · \$218 / ft² · confidence 48 · as of Jul 14, 2026

3

BEDS

2

BATHS

3,280 ft²

LIVING AREA

45.6 ac

LOT SIZE

1974

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$714K

\$344K low

\$1.1M high

Est. Owner Equity

\$713,813

TAX & ASSESSMENT

Property Tax	\$80 (2025)
Assessed Value	\$274,310
Previous Assessed	\$274,310
Assessor Market Value	\$685,775

PROPERTY FACTS

Property Type	Single Family Residence
County	Fannin
Lot (acres)	45.60
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	No

Porch · 520 ft²

CLIMATE RISK

1 FLOOD	28 WILDFIRE	17 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Fannin Elementary School	Elementary	KG–5	3.6 mi
Fannin County High School	High	9–12	7.8 mi
Fannin County Middle School	Middle	6–8	8.6 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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