

Residential (General/Single)

RESIDENTIAL

295 RIDGEWOOD DR

BLUE RIDGE, GA 30513

\$348,581 TopHap Estimate · \$192 / ft² · confidence 86 · as of Jul 14, 2026

2

BATHS

1,820 ft²

LIVING AREA

2.3 ac

LOT SIZE

2005

YEAR BUILT

1

STORIES

VALUATION

\$349K

\$299K low

\$398K high

Last Sale

\$85,000 · Dec 28, 2018

Est. Owner Equity

\$307,871

Loan-to-Value

13%

TAX & ASSESSMENT

Property Tax

\$164 (2025)

Assessed Value

\$18,021

Previous Assessed

\$16,996

Assessor Market Value

\$45,053

PROPERTY FACTS

Property Type	Residential (General/Single)
Style	Mobile Home
County	Fannin
Lot (acres)	2.30
Heating	Central
Cooling	Central
Fireplace	2 Story
Pool	No

Deck · 120 ft²

Porch · 256 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 22, 2006	Non-arms-length	Deed	\$44,298	\$24	\$47K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fannin County Middle School	Middle	6–8	1.2 mi
Blue Ridge Elementary School	Elementary	PK–5	2.1 mi
Fannin County High School	High	9–12	3.0 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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