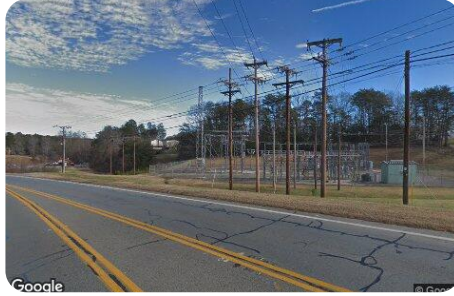


Single Family Residence **RESIDENTIAL**

# 76 FRIENDSHIP RD

BLUE RIDGE, GA 30513

**\$136,232** TopHap Estimate · \$93 / ft<sup>2</sup> · confidence 78 · as of Jun 23, 2026



**1**

BATHS

**1,459 ft<sup>2</sup>**

LIVING AREA

**0.57 ac**

LOT SIZE

**1954**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$136K**

\$106K low

\$166K high

Last Sale

**\$20,000 · Jul 11, 2025**

Est. Owner Equity

**\$136,232**

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$457 (2025) |
| Assessed Value        | \$50,418     |
| Previous Assessed     | \$50,418     |
| Assessor Market Value | \$126,045    |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Fannin                  |
| Lot (acres)   | 0.57                    |
| Foundation    | Masonry (Unspecified)   |
| Roof          | Composition Shingle     |
| Heating       | None                    |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Patio · 460 ft²

Porch · 28 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE    | \$/FT² | LOAN  |
|--------------|-----------|---------------|----------|--------|-------|
| Jul 11, 2025 | Resale    | Warranty Deed | \$20,000 | \$14   |       |
| Dec 20, 2022 | Financing | Warranty Deed |          |        |       |
| Jan 31, 2006 | Resale    | Deed          | \$29,000 | \$20   | \$25K |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| West Fannin Elementary School | Elementary | KG–5   | 1.8 mi   |
| Fannin County Middle School   | Middle     | 6–8    | 6.5 mi   |
| Fannin County High School     | High       | 9–12   | 6.9 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**

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>125</b><br>CRIME INDEX | <b>104</b><br>AIR POLLUTION | <b>12,417</b><br>POPULATION | <b>\$57K</b><br>MEDIAN IN-COME | <b>55°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|