

Single Family Residence **RESIDENTIAL**

70 RUNNING BEAR RIDGE RD

BLUE RIDGE, GA 30513

\$656,184 TopHap Estimate · \$311 / ft² · confidence 77 · as of Jul 14, 2026

3

BATHS

2,112 ft²

LIVING AREA

1.57 ac

LOT SIZE

2000

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$656K

\$507K low

\$806K high

Est. Owner Equity

\$552,934

Loan-to-Value

16%

TAX & ASSESSMENT

Property Tax

\$1,085 (2025)

Assessed Value

\$145,211

Previous Assessed

\$145,211

Assessor Market Value

\$363,028

PROPERTY FACTS

Property Type	Single Family Residence
Style	Tlog Home
County	Fannin
Lot (acres)	1.57
Construction	Log
Foundation	Masonry (Unspecified)
Roof	Metal
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Mixed
Pool	No

Deck · 146 ft²

Porch · 516 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 31, 2013	Financing	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fannin County High School	High	9–12	1.4 mi
Fannin County Middle School	Middle	6–8	1.4 mi
Blue Ridge Elementary School	Elementary	PK–5	1.7 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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