

Single Family Residence

RESIDENTIAL

# 601 ROCK CREEK CIR

BLUE RIDGE, GA 30513

**\$727,440** TopHap Estimate · \$317 / ft<sup>2</sup> · confidence 88 · as of Jul 14, 2026

**2**

BATHS

**2,292 ft<sup>2</sup>**

LIVING AREA

**4.54 ac**

LOT SIZE

**2016**

YEAR BUILT

**1**

STORIES

**3**

PARKING

## VALUATION

**\$727K**

\$641K low

\$814K high

Last Sale

**\$2,700 · May 2, 1986**

Est. Owner Equity

**\$577,440**

Loan-to-Value

**21%**

## TAX & ASSESSMENT

Assessed Value

**\$224,931**

Previous Assessed

**\$224,931**

Assessor Market Value

**\$562,327**

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Unfinished              |
| County        | Fannin                  |
| Lot (acres)   | 4.54                    |
| Foundation    | Masonry (Unspecified)   |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Detached        |
| Pool          | No                      |

Porch · 468 ft²

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| East Fannin Elementary School | Elementary | KG–5   | 10.0 mi  |
| Fannin County Middle School   | Middle     | 6–8    | 10.9 mi  |
| Fannin County High School     | High       | 9–12   | 11.1 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-<br>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> |
|-----------|-----------------------|