

Seasonal, Cabin, Vacation Residence

RESIDENTIAL

530 RIVER BEND LN

BLUE RIDGE, GA 30513

2

BATHS

1,336 ft²

LIVING AREA

2 ac

LOT SIZE

1982

YEAR BUILT

1

STORIES

3

PARKING

TAX & ASSESSMENT

Property Tax	\$1,019 (2025)
Assessed Value	\$112,356
Previous Assessed	\$104,295
Assessor Market Value	\$280,891

PROPERTY FACTS

Property Type	Seasonal, Cabin, Vacation Residence
County	Fannin
Lot (acres)	2.00
Foundation	Masonry (Unspecified)
Roof	Metal
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached

Pool

No

Deck · 224 ft²

Porch · 902 ft²

CLIMATE RISK

1

FLOOD

25

WILDFIRE

80

HEAT

98

STORM

17

DROUGHT

Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fannin County High School	High	9–12	5.2 mi
Fannin County Middle School	Middle	6–8	5.8 mi
Blue Ridge Elementary School	Elementary	PK–5	6.1 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

125

CRIME INDEX

104

AIR POLLUTION

12,417

POPULATION

\$57K

MEDIAN IN-COME

55°F

AVG TEMP

61%

SUNSHINE

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

OWNERSHIP

Occupancy

Absentee owner