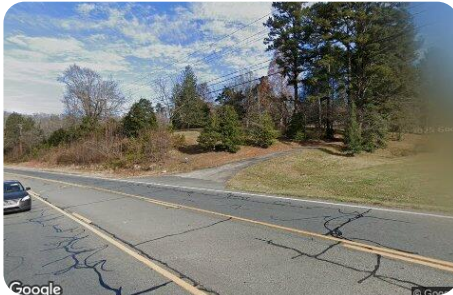


Seasonal, Cabin, Vacation Residence

RESIDENTIAL

4311 BLUE RIDGE DR

BLUE RIDGE, GA 30513



3

BATHS

1,900 ft²

LIVING AREA

1.24 ac

LOT SIZE

1965

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

Last Sale

\$360,000 · Aug 23, 2024

TAX & ASSESSMENT

Property Tax	\$1,343 (2025)
Assessed Value	\$148,000
Previous Assessed	\$84,132
Assessor Market Value	\$370,001

PROPERTY FACTS

Property Type	Seasonal, Cabin, Vacation Residence
County	Fannin
Lot (acres)	1.24
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Masonry (Unspecified)
Roof	Metal
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	No

Patio · 160 ft²

Porch · 288 ft²

CLIMATE RISK

1 FLOOD	29 WILDFIRE	17 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 30, 2024	Quitclaim	Quit Claim Transfer			
Aug 23, 2024	Resale	Warranty Deed	\$360,000	\$189	
Mar 19, 2024	Financing	Warranty Deed			
Sep 12, 2018	Financing	Warranty Deed			
Sep 12, 2018	Financing	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Fannin Elementary School	Elementary	KG–5	0.8 mi
Fannin County Middle School	Middle	6–8	5.8 mi
Fannin County High School	High	9–12	6.0 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	Owner occupied
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