

Single Family Residence

RESIDENTIAL

# 99 ROCKY RIDGE DR

BLUE RIDGE, GA 30513

**\$807,735** TopHap Estimate · \$259 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026

**3**

BATHS

**3,122 ft<sup>2</sup>**

LIVING AREA

**8.24 ac**

LOT SIZE

**2005**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$808K**

\$748K low

\$867K high

Last Sale

\$305,000 · May 5, 2017

Est. Owner Equity

\$597,735

Loan-to-Value

27%

## TAX & ASSESSMENT

Property Tax

\$1,947 (2025)

Assessed Value

\$278,431

Previous Assessed

\$278,431

Assessor Market Value

\$696,078

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Fannin                     |
| Lot (acres)   | 8.24                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Composition Shingle        |
| Heating       | Central                    |
| Cooling       | Central                    |
| Fireplace     | Yes                        |
| Pool          | No                         |

Patio · 1,020 ft²

Porch · 224 ft²

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| May 5, 2017  | Resale | Warranty Deed | \$305,000 | \$98   | \$210K |
| Nov 10, 2011 | Resale | Deed          | \$80,000  | \$26   | \$123K |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| West Fannin Elementary School | Elementary | KG–5   | 1.9 mi   |
| Fannin County Middle School   | Middle     | 6–8    | 5.7 mi   |
| Fannin County High School     | High       | 9–12   | 6.3 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<br>CRIME INDEX | 104<br>AIR POLLUTION | 12,417<br>POPULATION | \$57K<br>MEDIAN IN-COME | 55°F<br>AVG TEMP | 61%<br>SUNSHINE |
|--------------------|----------------------|----------------------|-------------------------|------------------|-----------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|