

Residential - Vacant Land **RESIDENTIAL**  
BLUE RIDGE, GA 30513

**1.32 ac**  
LOT SIZE

VALUATION

Last Sale **\$22,000 · May 2, 2011**

TAX & ASSESSMENT

|                       |                    |
|-----------------------|--------------------|
| Property Tax          | <b>\$56 (2025)</b> |
| Assessed Value        | <b>\$6,164</b>     |
| Previous Assessed     | <b>\$6,164</b>     |
| Assessor Market Value | <b>\$15,410</b>    |

PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | <b>Residential - Vacant Land</b> |
| County        | <b>Fannin</b>                    |
| Lot (acres)   | <b>1.32</b>                      |
| Heating       | <b>None</b>                      |
| Pool          | <b>No</b>                        |

## CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE    | \$/FT <sup>2</sup> | LOAN |
|--------------|-----------|----------------------|----------|--------------------|------|
| Apr 26, 2011 | Resale    | Deed                 | \$22,000 |                    |      |
| Aug 18, 2006 | Financing | Intrafamily Transfer |          |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| West Fannin Elementary School | Elementary | KG–5   | 3.7 mi   |
| Fannin County High School     | High       | 9–12   | 7.8 mi   |
| Fannin County Middle School   | Middle     | 6–8    | 8.7 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



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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|