

Seasonal, Cabin, Vacation Residence

RESIDENTIAL

123 QUAIL RUN

BLUE RIDGE, GA 30513

4

BATHS

2,806 ft²

LIVING AREA

12.91 ac

LOT SIZE

2024

YEAR BUILT

1

STORIES

TAX & ASSESSMENT

Property Tax	\$3,408 (2025)
Assessed Value	\$375,629
Previous Assessed	\$78,279
Assessor Market Value	\$939,072

PROPERTY FACTS

Property Type	Seasonal, Cabin, Vacation Residence
County	FANNIN
Lot (acres)	12.91
Roof	Metal
Heating	Central
Cooling	Central
Pool	No

Deck · 56 ft²

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 5, 2025	Financing	Limited Warranty Deed			
Feb 13, 2025	Quitclaim	Quit Claim Transfer			
Feb 13, 2025	Quitclaim	Quit Claim Transfer			
Nov 8, 2024	Resale	Warranty Deed	\$1,285,000	\$458	\$1M
May 19, 2023	Resale	Warranty Deed	\$860,000	\$306	\$688K
Aug 9, 2022	Resale	Warranty Deed	\$925,000	\$330	
Oct 21, 2021	Resale	Limited Warranty Deed	\$679,000	\$242	\$543K
Nov 6, 2020	Resale	Limited Warranty Deed	\$610,000	\$217	
May 24, 2019	Resale	Warranty Deed	\$350,000	\$125	
Oct 9, 2006	Resale	Deed	\$100,000	\$36	
Sep 9, 2005	Resale	Deed	\$206,000	\$73	\$165K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Fannin Elementary School	Elementary	KG–5	5.0 mi
Fannin County High School	High	9–12	7.3 mi
Fannin County Middle School	Middle	6–8	8.6 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	Absentee owner
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