

Single Family Residence

RESIDENTIAL

249 RIVER MEADOW LN

BLUE RIDGE, GA 30513

\$574,690 TopHap Estimate · \$253 / ft² · confidence 89 · as of Jul 14, 2026

2

BATHS

2,268 ft²

LIVING AREA

1.22 ac

LOT SIZE

2001

YEAR BUILT

1

STORIES

6

PARKING

VALUATION

\$575K

\$512K low

\$637K high

Est. Owner Equity

\$395,690

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax

\$1,902 (2025)

Assessed Value

\$237,254

Previous Assessed

\$237,254

Assessor Market Value

\$593,134

PROPERTY FACTS

Property Type	Single Family Residence
Style	Tlog Home
County	Fannin
Lot (acres)	1.22
Construction	Log
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Mixed
Pool	No

Deck · 45 ft²

Porch · 260 ft²

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fannin County Middle School	Middle	6–8	2.3 mi
Fannin County High School	High	9–12	4.1 mi
West Fannin Elementary School	Elementary	KG–5	5.3 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 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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