

Single Family Residence **RESIDENTIAL**

185 RIVER MEADOW LN

BLUE RIDGE, GA 30513

\$1,045,277 TopHap Estimate · \$484 / ft² · confidence 89 · as of Jul 14, 2026

2

BATHS

2,160 ft²

LIVING AREA

1.11 ac

LOT SIZE

2001

YEAR BUILT

2

STORIES

VALUATION

\$1M

\$926K low

\$1.2M high

Last Sale

\$455,000 · Jun 1, 2016

Est. Owner Equity

\$1,045,277

TAX & ASSESSMENT

Property Tax	\$4,356 (2025)
Assessed Value	\$484,031
Previous Assessed	\$484,031
Assessor Market Value	\$1,210,077

PROPERTY FACTS

Property Type	Single Family Residence
Style	Tlog Home
County	Fannin
Lot (acres)	1.11
Construction	Log
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 100 ft²

Patio · 55 ft²

Porch · 2,217 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 1, 2016	Resale	Warranty Deed	\$455,000	\$211	

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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