

Single Family Residential

RESIDENTIAL

35 RIVER MEADOW LN

BLUE RIDGE, GA 30513

\$971,432 TopHap Estimate · \$456 / ft² · confidence 89 · as of Jul 14, 2026



2

BATHS

2,132 ft²

LIVING AREA

1.17 ac

LOT SIZE

2003

YEAR BUILT

2

STORIES

VALUATION

\$971K

\$861K low

\$1.1M high

Last Sale

\$1,000,000 · May 23, 2022

Est. Owner Equity

\$211,432

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax	\$2,697 (2025)
Assessed Value	\$297,275
Previous Assessed	\$297,275
Assessor Market Value	\$743,189

PROPERTY FACTS

Property Type	Single Family Residential
Style	Tlog Home
County	Fannin
Lot (acres)	1.17
Construction	Log
Foundation	Masonry (Unspecified)
Roof	Metal
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 64 ft²

Porch · 1,140 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 25, 2022	Resale	Warranty Deed	\$1,000,000	\$469	\$760K
Jul 7, 2014	Resale	Warranty Deed	\$304,500	\$143	
Mar 4, 2005	Resale	Deed	\$289,900	\$136	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fannin County Middle School	Middle	6–8	2.5 mi
Fannin County High School	High	9–12	4.3 mi
West Fannin Elementary School	Elementary	KG–5	5.4 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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