

Single Family Residence **RESIDENTIAL**

97 RIVER MEADOW LN

BLUE RIDGE, GA 30513

\$1,055,410 TopHap Estimate · \$301 / ft² · confidence 80 · as of Jul 14, 2026



4

BATHS

3,508 ft²

LIVING AREA

1.18 ac

LOT SIZE

2016

YEAR BUILT

2

STORIES

VALUATION

\$1.1M

\$842K low

\$1.3M high

Last Sale

\$205,128 · Feb 17, 2010

Est. Owner Equity

\$855,410

Loan-to-Value

20%

TAX & ASSESSMENT

Property Tax	\$1,722 (2025)
Assessed Value	\$387,063
Previous Assessed	\$387,063
Assessor Market Value	\$967,659

PROPERTY FACTS

Property Type	Single Family Residence
County	Fannin
Lot (acres)	1.18
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 120 ft²

Porch · 1,476 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 15, 2010	Resale	Deed	\$205,128	\$58	
Jun 23, 2006	Resale	Deed	\$155,000	\$44	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fannin County Middle School	Middle	6–8	2.4 mi
Fannin County High School	High	9–12	4.2 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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