

Residential (General/Single) **RESIDENTIAL**

87 RIVERVIEW CIR

BLUE RIDGE, GA 30513

\$858,889 TopHap Estimate · \$292 / ft² · confidence 91 · as of Jul 14, 2026



3

BATHS

2,940 ft²

LIVING AREA

2 ac

LOT SIZE

2008

YEAR BUILT

2

STORIES

VALUATION

\$859K

\$780K low

\$938K high

Last Sale

\$865,000 · Sep 25, 2025

Est. Owner Equity

\$80,389

Loan-to-Value

91%

TAX & ASSESSMENT

Property Tax	\$2,502 (2025)
Assessed Value	\$275,807
Previous Assessed	\$275,807
Assessor Market Value	\$689,518

PROPERTY FACTS

Property Type	Residential (General/Single)
County	Fannin
Lot (acres)	2.00
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 108 ft²

Porch · 1,216 ft²

CLIMATE RISK

91 FLOOD	29 WILDFIRE	80 HEAT	98 STORM	17 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 23, 2025	Resale	Warranty Deed	\$865,000	\$294	\$779K
Jun 4, 2024	Quitclaim	Quit Claim Transfer			
Dec 6, 2021	Financing	Warranty Deed			
Jan 7, 2014	Financing	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fannin County Middle School	Middle	6–8	2.4 mi
Fannin County High School	High	9–12	4.1 mi
West Fannin Elementary School	Elementary	KG–5	5.1 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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