

Residential (General/Single) **RESIDENTIAL**

261 RIVERVIEW DR

BLUE RIDGE, GA 30513

\$964,397 TopHap Estimate · \$759 / ft² · confidence 90 · as of Jul 14, 2026



3

BATHS

1,270 ft²

LIVING AREA

2.02 ac

LOT SIZE

2015

YEAR BUILT

VALUATION

\$964K

\$864K low

\$1.1M high

Last Sale

\$972,000 · Aug 29, 2025

Est. Owner Equity

\$964,397

TAX & ASSESSMENT

Property Tax	\$2,305 (2025)
Assessed Value	\$254,036
Previous Assessed	\$254,036
Assessor Market Value	\$635,091

PROPERTY FACTS

Property Type	Residential (General/Single)
County	Fannin
Lot (acres)	2.02
Foundation	Masonry (Unspecified)
Roof	Metal
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Porch · 1,005 ft²

CLIMATE RISK

89 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
Aug 29, 2025	Resale	Warranty Deed	\$972,000	\$765	
Feb 15, 2022	Financing	Warranty Deed			
May 12, 2021	Quitclaim	Quit Claim Transfer			
Feb 24, 2015	Financing	Warranty Deed			
Feb 24, 2015	Financing	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fannin County Middle School	Middle	6–8	2.5 mi
Fannin County High School	High	9–12	4.2 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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