

Single Family Residential **RESIDENTIAL**

21 RIVERVIEW CIR

BLUE RIDGE, GA 30513

\$754,780 TopHap Estimate · \$2,108 / ft² · confidence 47 · as of Jun 25, 2026



1

BATHS

358 ft²

LIVING AREA

1.83 ac

LOT SIZE

2020

YEAR BUILT

1

STORIES

VALUATION

\$755K

\$358K low

\$1.2M high

Est. Owner Equity

\$754,780

TAX & ASSESSMENT

Property Tax	\$2,176 (2025)
Assessed Value	\$239,859
Previous Assessed	\$246,193
Assessor Market Value	\$599,648

PROPERTY FACTS

Property Type	Single Family Residential
County	FANNIN
Lot (acres)	1.83
Roof	Metal
Heating	Floor/Wall Furnace
Cooling	Central
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	No
View	Corner

Deck · 50 ft²

CLIMATE RISK

89
FLOOD

29
WILDFIRE

80
HEAT

98
STORM

17
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 6, 2021	Financing	Warranty Deed			
May 12, 2021	Financing	Warranty Deed			
Dec 28, 2015	Resale	Warranty Deed	\$130,000	\$363	

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
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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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