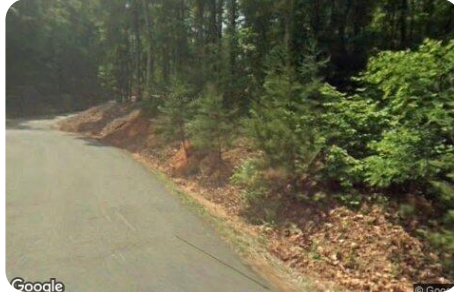


Seasonal, Cabin, Vacation Residence

RESIDENTIAL

LAKE RIDGE DR

BLUE RIDGE, GA 30513



3

BATHS

1,224 ft²

LIVING AREA

1.2 ac

LOT SIZE

2021

YEAR BUILT

2

STORIES

VALUATION

Last Sale

\$40,000 · Aug 3, 2018

TAX & ASSESSMENT

Property Tax	\$2,288 (2025)
Assessed Value	\$252,177
Previous Assessed	\$252,177
Assessor Market Value	\$630,442

PROPERTY FACTS

Property Type	Seasonal, Cabin, Vacation Residence
County	Fannin
Lot (acres)	1.20
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 360 ft²

CLIMATE RISK

1 FLOOD	25 WILDFIRE	80 HEAT	98 STORM	17 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 3, 2018	Resale	Warranty Deed	\$40,000	\$33	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fannin County Middle School	Middle	6–8	1.0 mi
Blue Ridge Elementary School	Elementary	PK–5	1.9 mi
Fannin County High School	High	9–12	2.0 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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