

Single Family Residential

RESIDENTIAL

704 RIVER RIDGE RD

BLUE RIDGE, GA 30513

\$81,577 TopHap Estimate · confidence 82 · as of Jul 14, 2026

2.15 ac
LOT SIZE

8
PARKING

VALUATION

\$82K

\$67K low

\$96K high

Last Sale

\$80,000 · Jun 21, 2024

Est. Owner Equity

\$81,577

TAX & ASSESSMENT

Property Tax	\$270 (2025)
Assessed Value	\$29,721
Previous Assessed	\$29,721
Assessor Market Value	\$74,302

PROPERTY FACTS

Property Type	Single Family Residential
County	Fannin
Lot (acres)	2.15
Heating	None
Garage	Garage, Detached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 12, 2024	Financing	Warranty Deed			
Jun 12, 2024	Resale	Warranty Deed	\$80,000		
May 31, 2024	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fannin County High School	High	9–12	7.0 mi
Fannin County Middle School	Middle	6–8	7.1 mi
Blue Ridge Elementary School	Elementary	PK–5	7.7 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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