

Single Family Residence

RESIDENTIAL

105 RIVER RIDGE LN

BLUE RIDGE, GA 30513

\$346,471 TopHap Estimate · \$258 / ft² · confidence 92 · as of Jul 14, 2026

1

BATHS

1,342 ft²

LIVING AREA

2.07 ac

LOT SIZE

1978

YEAR BUILT

1

STORIES

VALUATION

\$346K

\$319K low

\$374K high

Last Sale

\$260,000 · Feb 22, 2022

Est. Owner Equity

\$121,471

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax

\$846 (2025)

Assessed Value

\$93,236

Previous Assessed

\$93,236

Assessor Market Value

\$233,090

PROPERTY FACTS

Property Type	Single Family Residence
County	Fannin
Lot (acres)	2.07
Foundation	Pier/Post & Beam
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 20 ft²

Porch · 554 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 22, 2022	Resale	Warranty Deed	\$260,000	\$194	
Oct 26, 2020	Resale	Warranty Deed	\$233,000	\$174	
Sep 26, 2006	Financing	Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fannin County High School	High	9–12	6.9 mi
Fannin County Middle School	Middle	6–8	7.0 mi
Blue Ridge Elementary School	Elementary	PK–5	7.6 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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