

Seasonal, Cabin, Vacation Residence

RESIDENTIAL

56 RIVER RIDGE CT

BLUE RIDGE, GA 30513

3

BATHS

4,864 ft²

LIVING AREA

0.9 ac

LOT SIZE

1981

YEAR BUILT

1

STORIES

1

PARKING

TAX & ASSESSMENT

Property Tax	\$1,898 (2025)
Assessed Value	\$209,232
Previous Assessed	\$209,232
Assessor Market Value	\$523,080

PROPERTY FACTS

Property Type	Seasonal, Cabin, Vacation Residence
County	Fannin
Lot (acres)	0.90
Foundation	Masonry (Unspecified)
Roof	Metal
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Mixed

Pool

No

Deck · 36 ft²

Patio · 72 ft²

Porch · 2,272 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 15, 2015	Financing	Warranty Deed			
Sep 14, 2015	Resale	Warranty Deed	\$280,000	\$58	
Jul 2, 2015	Financing	Warranty Deed			
Apr 7, 2015	Foreclosure sale	Foreclosure	\$268,000	\$55	
Jun 22, 2006	Resale	Deed	\$625,000	\$128	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fannin County High School	High	9–12	6.8 mi
Fannin County Middle School	Middle	6–8	6.9 mi
Blue Ridge Elementary School	Elementary	PK–5	7.5 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