

Residential (General/Single)

RESIDENTIAL

300 RIDGECREST DR

BLUE RIDGE, GA 30513

\$454,179 TopHap Estimate · \$448 / ft² · confidence 91 · as of Jul 14, 2026

2

BATHS

1,014 ft²

LIVING AREA

0.34 ac

LOT SIZE

2008

YEAR BUILT

1

STORIES

VALUATION

\$454K

\$415K low

\$493K high

Last Sale

\$455,000 · Jun 26, 2025

Est. Owner Equity

\$454,179

TAX & ASSESSMENT

Property Tax	\$1,275 (2025)
Assessed Value	\$140,478
Previous Assessed	\$140,478
Assessor Market Value	\$351,196

PROPERTY FACTS

Property Type	Residential (General/Single)
County	Fannin
Lot (acres)	0.34
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 64 ft²

Porch · 832 ft²

CLIMATE RISK

1 FLOOD	26 WILDFIRE	17 DROUGHT
------------	----------------	---------------

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 23, 2025	Resale	Limited Warranty Deed	\$455,000	\$449	
May 20, 2022	Resale	Warranty Deed	\$406,700	\$401	
Dec 18, 2012	Resale	Warranty Deed	\$169,000	\$167	
Jul 28, 2009	Resale	Deed	\$160,000	\$158	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fannin County High School	High	9–12	7.4 mi
Fannin County Middle School	Middle	6–8	7.6 mi
Blue Ridge Elementary School	Elementary	PK–5	8.2 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
---------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------