

Seasonal, Cabin, Vacation Residence

RESIDENTIAL

260 RIDGECREST DR

BLUE RIDGE, GA 30513

2

BATHS

1,248 ft²

LIVING AREA

1.44 ac

LOT SIZE

2000

YEAR BUILT

2

STORIES

VALUATION

Last Sale

\$158,000 · Mar 22, 2018

TAX & ASSESSMENT

Property Tax	\$930 (2025)
Assessed Value	\$102,447
Previous Assessed	\$102,447
Assessor Market Value	\$256,118

PROPERTY FACTS

Property Type	Seasonal, Cabin, Vacation Residence
County	Fannin
Lot (acres)	1.44
Foundation	Pier/Post & Beam
Roof	Composition Shingle
Heating	Central

Cooling	Central
Fireplace	Yes
Pool	No

Deck · 112 ft²

Porch · 256 ft²

CLIMATE RISK

35
FLOOD

26
WILDFIRE

17
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 16, 2024	Quitclaim	Quit Claim Transfer			
Mar 22, 2018	Resale	Warranty Deed	\$158,000	\$127	
Sep 22, 2014	Financing	Warranty Deed			
Feb 17, 2005	Resale	Deed	\$128,000	\$103	\$115K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fannin County High School	High	9–12	7.5 mi
Fannin County Middle School	Middle	6–8	7.6 mi
Blue Ridge Elementary School	Elementary	PK–5	8.3 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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