

Seasonal, Cabin, Vacation Residence

RESIDENTIAL

254 RIDGECREST DR

BLUE RIDGE, GA 30513

1

BATHS

768 ft²

LIVING AREA

0.75 ac

LOT SIZE

2007

YEAR BUILT

1

STORIES

1

PARKING

TAX & ASSESSMENT

Property Tax	\$929 (2025)
Assessed Value	\$102,384
Previous Assessed	\$102,384
Assessor Market Value	\$255,961

PROPERTY FACTS

Property Type	Seasonal, Cabin, Vacation Residence
County	Fannin
Lot (acres)	0.75
Construction	Frame (Unspecified)
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	2 Story

Garage

Carport (Unspecified)

Deck · 72 ft²

Porch · 80 ft²

CLIMATE RISK

1

FLOOD

25

WILDFIRE

17

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 17, 2025	Financing	Warranty Deed			
Mar 30, 2018	Financing	Warranty Deed			
Mar 30, 2018	Resale	Warranty Deed	\$112,000	\$146	\$90K
Mar 4, 2008	Financing	Intrafamily Transfer			
Aug 10, 2007	Resale	Deed	\$20,000	\$26	\$70K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fannin County High School	High	9–12	7.5 mi
Fannin County Middle School	Middle	6–8	7.7 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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