

Seasonal, Cabin, Vacation Residence **RESIDENTIAL**

46 ROCKY TOP RD
BLUE RIDGE, GA 30513



1

BATHS

1,460 ft²

LIVING AREA

0.84 ac

LOT SIZE

1970

YEAR BUILT

1

STORIES

TAX & ASSESSMENT

Property Tax	\$909 (2025)
Assessed Value	\$100,134
Previous Assessed	\$100,134
Assessor Market Value	\$250,335

PROPERTY FACTS

Property Type	Seasonal, Cabin, Vacation Residence
County	Fannin
Lot (acres)	0.84

Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 180 ft²

Porch · 740 ft²

CLIMATE RISK

100
FLOOD

26
WILDFIRE

80
HEAT

98
STORM

17
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 2, 2025	Financing	Warranty Deed			
Apr 12, 2021	Financing	Warranty Deed			
Jun 10, 2020	Resale	Limited Warranty Deed	\$220,000	\$151	
Sep 12, 2019	Foreclosure sale	Trustees Deed			
Jun 23, 2005	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fannin County High School	High	9–12	6.2 mi
Fannin County Middle School	Middle	6–8	6.6 mi
Blue Ridge Elementary School	Elementary	PK–5	7.1 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.