

Seasonal, Cabin, Vacation Residence

RESIDENTIAL

44 RIDGE TOP LN

BLUE RIDGE, GA 30513

1

BATHS

1,080 ft²

LIVING AREA

1.28 ac

LOT SIZE

1983

YEAR BUILT

2

STORIES

VALUATION

Last Sale

\$119,000 · Dec 23, 2013

TAX & ASSESSMENT

Property Tax	\$1,187 (2025)
Assessed Value	\$130,819
Previous Assessed	\$130,819
Assessor Market Value	\$327,048

PROPERTY FACTS

Property Type	Seasonal, Cabin, Vacation Residence
Style	Tlog Home
County	Fannin
Lot (acres)	1.28
Construction	Log
Foundation	Masonry (Unspecified)

Roof	Metal
Heating	None
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 110 ft²

Porch · 212 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 1, 2018	Quitclaim	Quit Claim Transfer	\$91,360	\$85	
Dec 23, 2013	Resale	Warranty Deed	\$119,000	\$110	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fannin County High School	High	9–12	6.7 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