

Single Family Residential

**RESIDENTIAL**

# 175 ROCKY TOP RD

BLUE RIDGE, GA 30513

**\$530,450** TopHap Estimate · \$272 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**1**

BATHS

**1,950 ft<sup>2</sup>**

LIVING AREA

**0.96 ac**

LOT SIZE

**1987**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$530K**

\$491K low

\$569K high

Last Sale

**\$500,000 · Dec 20, 2023**

Est. Owner Equity

**\$530,450**

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$981 (2025) |
| Assessed Value        | \$108,073    |
| Previous Assessed     | \$108,073    |
| Assessor Market Value | \$270,181    |

## PROPERTY FACTS

|               |                           |
|---------------|---------------------------|
| Property Type | Single Family Residential |
| Style         | Tlog Home                 |
| County        | Fannin                    |
| Lot (acres)   | 0.96                      |
| Construction  | Log                       |
| Foundation    | Masonry (Unspecified)     |
| Roof          | Metal                     |
| Heating       | Central                   |
| Cooling       | Central                   |
| Fireplace     | Yes                       |
| Garage        | Garage, Detached          |
| Pool          | No                        |

Deck · 48 ft²

Porch · 480 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------|-----------|--------|--------|
| Dec 18, 2023 | Resale    | Warranty Deed | \$500,000 | \$256  |        |
| Jun 11, 2020 | Resale    | Warranty Deed | \$295,000 | \$151  |        |
| Jun 29, 2017 | Financing | Warranty Deed |           |        |        |
| Jan 31, 2017 | Resale    | Warranty Deed | \$140,000 | \$72   | \$112K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Fannin County High School    | High       | 9–12   | 6.3 mi   |
| Fannin County Middle School  | Middle     | 6–8    | 6.5 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

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>125</b><br>CRIME INDEX | <b>104</b><br>AIR POLLUTION | <b>12,417</b><br>POPULATION | <b>\$57K</b><br>MEDIAN IN-COME | <b>55°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|