

Seasonal, Cabin, Vacation Residence

RESIDENTIAL

580 RACOON RD

BLUE RIDGE, GA 30513

3

BATHS

2,440 ft²

LIVING AREA

2.89 ac

LOT SIZE

2005

YEAR BUILT

2

STORIES

VALUATION

Last Sale

\$440,000 · Mar 27, 2020

TAX & ASSESSMENT

Property Tax	\$2,229 (2025)
Assessed Value	\$245,722
Previous Assessed	\$245,722
Assessor Market Value	\$614,307

PROPERTY FACTS

Property Type	Seasonal, Cabin, Vacation Residence
Style	Tlog Home
County	Fannin
Lot (acres)	2.89
Construction	Log
Foundation	Masonry (Unspecified)

Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 215 ft²

Porch · 592 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 27, 2020	Resale	Warranty Deed	\$440,000	\$180	
Mar 7, 2006	Financing	Deed			
Dec 5, 2005	Resale	Deed	\$100,000	\$41	
Oct 7, 2005	Resale	Deed	\$330,000	\$135	\$150K
Mar 18, 2005	Financing	Deed			
Jan 10, 2005	Resale	Warranty Deed	\$68,000	\$28	\$220K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fannin County High School	High	9–12	4.9 mi
Fannin County Middle School	Middle	6–8	5.5 mi
Blue Ridge Elementary School	Elementary	PK–5	5.8 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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