

Seasonal, Cabin, Vacation Residence

RESIDENTIAL

633 RACOON RD

BLUE RIDGE, GA 30513

4

BATHS

3,240 ft²

LIVING AREA

2.24 ac

LOT SIZE

2014

YEAR BUILT

VALUATION

Last Sale

\$1,220,000 · Jul 29, 2022

TAX & ASSESSMENT

Property Tax	\$3,693 (2025)
Assessed Value	\$407,047
Previous Assessed	\$407,047
Assessor Market Value	\$1,017,617

PROPERTY FACTS

Property Type	Seasonal, Cabin, Vacation Residence
County	Fannin
Lot (acres)	2.24
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes

Pool

No

Deck · 16 ft²

Porch · 2,176 ft²

CLIMATE RISK

1

FLOOD

24

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
Jul 29, 2022	Resale	Warranty Deed	\$1,220,000	\$377	\$450K
May 23, 2016	Resale	Warranty Deed	\$589,900	\$182	\$442K
Jun 27, 2014	Resale	Warranty Deed	\$492,750	\$152	
Jan 27, 2014	Financing	Warranty Deed			
Dec 6, 2013	Resale	Warranty Deed	\$80,000	\$25	
Feb 28, 2011	Resale	Deed	\$73,100	\$23	\$55K
Feb 5, 2010	Resale	Deed	\$373,000	\$115	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fannin County High School	High	9–12	5.0 mi
Fannin County Middle School	Middle	6–8	5.6 mi
Blue Ridge Elementary School	Elementary	PK–5	5.9 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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