

Residential (General/Single)

RESIDENTIAL

831 RACOON RD

BLUE RIDGE, GA 30513

\$897,401 TopHap Estimate · \$337 / ft² · confidence 90 · as of Jul 14, 2026

3

BATHS

2,660 ft²

LIVING AREA

1.84 ac

LOT SIZE

2007

YEAR BUILT

2

STORIES

VALUATION

\$897K

\$808K low

\$987K high

Est. Owner Equity

\$264,401

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax

\$2,376 (2025)

Assessed Value

\$261,866

Previous Assessed

\$261,866

Assessor Market Value

\$654,664

PROPERTY FACTS

Property Type	Residential (General/Single)
County	Fannin
Lot (acres)	1.84
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 40 ft²

Porch · 856 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 19, 2025	Financing	Warranty Deed			\$633K
Mar 8, 2024	Quitclaim	Quit Claim Transfer			
Dec 20, 2023	Resale	Limited Warranty Deed	\$889,000	\$334	\$711K
Jan 18, 2017	Resale	Warranty Deed	\$465,000	\$175	
Oct 9, 2014	Resale	Warranty Deed	\$413,000	\$155	
Jan 25, 2007	Resale	Deed	\$439,000	\$165	
Nov 4, 2005	Resale	Deed	\$140,000	\$53	
Jun 3, 2005	Resale	Deed	\$100,000	\$38	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fannin County High School	High	9–12	5.1 mi
Fannin County Middle School	Middle	6–8	5.7 mi
Blue Ridge Elementary School	Elementary	PK–5	6.0 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.