

Single Family Residential

RESIDENTIAL

# 904 RACOON RD

BLUE RIDGE, GA 30513

**\$1,699,000** TopHap Estimate · \$454 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026

**3**

BATHS

**3,744 ft<sup>2</sup>**

LIVING AREA

**1.89 ac**

LOT SIZE

**2015**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$1.7M**

\$1.6M low

\$1.8M high

Last Sale

**\$1,135,000 · Jul 14, 2025**

Est. Owner Equity

**\$1,699,000**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$3,306 (2025)</b> |
| Assessed Value        | <b>\$364,374</b>      |
| Previous Assessed     | <b>\$364,374</b>      |
| Assessor Market Value | <b>\$910,934</b>      |

## PROPERTY FACTS

|               |                           |
|---------------|---------------------------|
| Property Type | Single Family Residential |
| County        | FANNIN                    |
| Lot (acres)   | 1.89                      |
| Roof          | Composition Shingle       |
| Heating       | Central                   |
| Cooling       | Central                   |
| Fireplace     | Yes                       |
| Pool          | No                        |

Deck · 232 ft²

Porch · 2,478 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                  | PRICE       | \$/FT² | LOAN   |
|--------------|-----------|-----------------------|-------------|--------|--------|
| Jul 14, 2025 | Resale    | Limited Warranty Deed | \$1,135,000 | \$303  |        |
| Jan 15, 2015 | Financing | Warranty Deed         |             |        |        |
| Dec 5, 2014  | Resale    | Warranty Deed         | \$60,000    | \$16   |        |
| Nov 27, 2012 | Resale    | Warranty Deed         | \$375,000   | \$100  |        |
| Oct 17, 2009 | Quitclaim | Quit Claim Transfer   |             |        |        |
| Jan 1, 2009  | Financing | Gift Deed             |             |        |        |
| Jan 26, 2009 | Financing | Gift Deed             |             |        | \$364K |
| Mar 26, 2007 | Financing | Deed                  |             |        |        |
| Nov 11, 2005 | Resale    | Deed                  | \$395,000   | \$106  |        |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Fannin County High School    | High       | 9–12   | 5.0 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

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <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>Absentee owner</b> |
|-----------|-----------------------|