

Residential (General/Single) **RESIDENTIAL**

20 RIVER BEND LN

BLUE RIDGE, GA 30513

\$311,397 TopHap Estimate · \$432 / ft² · confidence 88 · as of Jul 14, 2026



1

BATHS

720 ft²

LIVING AREA

3.4 ac

LOT SIZE

1955

YEAR BUILT

1

STORIES

VALUATION

\$311K

\$275K low

\$348K high

Last Sale

\$238,000 · Jun 28, 2022

Est. Owner Equity

\$311,397

TAX & ASSESSMENT

Property Tax	\$684 (2025)
Assessed Value	\$75,368
Previous Assessed	\$66,469
Assessor Market Value	\$188,419

PROPERTY FACTS

Property Type	Residential (General/Single)
County	Fannin
Lot (acres)	3.40
Foundation	Masonry (Unspecified)
Roof	Metal
Heating	None
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	No

Porch · 352 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 13, 2022	Resale	Warranty Deed	\$238,000	\$331	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fannin County High School	High	9–12	5.1 mi
Fannin County Middle School	Middle	6–8	5.5 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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