

Seasonal, Cabin, Vacation Residence

RESIDENTIAL

588 RIVER BEND LN

BLUE RIDGE, GA 30513



2

BATHS

2,448 ft²

LIVING AREA

2.06 ac

LOT SIZE

1982

YEAR BUILT

1

STORIES

VALUATION

Last Sale

\$679,000 · Aug 10, 2021

TAX & ASSESSMENT

Property Tax	\$1,067 (2025)
Assessed Value	\$117,634
Previous Assessed	\$117,634
Assessor Market Value	\$294,085

PROPERTY FACTS

Property Type	Seasonal, Cabin, Vacation Residence
County	Fannin
Lot (acres)	2.06
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 112 ft²

Porch · 662 ft²

CLIMATE RISK

1 FLOOD	25 WILDFIRE	80 HEAT	98 STORM	17 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 10, 2021	Resale	Warranty Deed	\$679,000	\$277	\$543K
Feb 6, 2020	Resale	Warranty Deed	\$345,000	\$141	\$311K
Dec 31, 2018	Resale	Warranty Deed	\$140,000	\$57	
Sep 24, 2008	Financing	Intrafamily Transfer			\$130K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fannin County High School	High	9–12	5.2 mi
Fannin County Middle School	Middle	6–8	5.7 mi
Blue Ridge Elementary School	Elementary	PK–5	6.1 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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