

Seasonal, Cabin, Vacation Residence

RESIDENTIAL

592 RIVER BEND LN

BLUE RIDGE, GA 30513

2

BATHS

1,674 ft²

LIVING AREA

1.88 ac

LOT SIZE

2008

YEAR BUILT

1

STORIES

VALUATION

Last Sale

\$549,000 · Feb 15, 2022

TAX & ASSESSMENT

Property Tax	\$1,896 (2025)
Assessed Value	\$209,020
Previous Assessed	\$209,020
Assessor Market Value	\$522,551

PROPERTY FACTS

Property Type	Seasonal, Cabin, Vacation Residence
County	Fannin
Lot (acres)	1.88
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Central

Cooling	Central
Fireplace	Yes
Pool	No

Porch · 1,098 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 15, 2022	Financing	Limited Warranty Deed			
Feb 15, 2022	Resale	Warranty Deed	\$549,000	\$328	
Feb 12, 2021	Financing	Warranty Deed			

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	6.0 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
---------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy

Absentee owner