

Seasonal, Cabin, Vacation Residence

RESIDENTIAL

260 RIVER BEND LN

BLUE RIDGE, GA 30513



2

BATHS

2,170 ft²

LIVING AREA

1.94 ac

LOT SIZE

1990

YEAR BUILT

1

STORIES

TAX & ASSESSMENT

Property Tax	\$1,896 (2025)
Assessed Value	\$208,948
Previous Assessed	\$163,383
Assessor Market Value	\$522,370

PROPERTY FACTS

Property Type	Seasonal, Cabin, Vacation Residence
County	Fannin
Lot (acres)	1.94

Foundation	Masonry (Unspecified)
Roof	Metal
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Porch · 1,552 ft²

CLIMATE RISK

49
FLOOD

25
WILDFIRE

80
HEAT

98
STORM

17
DROUGHT

Scores 0–100; higher = greater projected risk.

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

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

OWNERSHIP

Occupancy

Absentee owner