

Residential (General/Single) **RESIDENTIAL**

145 RIVER BEND LN

BLUE RIDGE, GA 30513

\$577,500 TopHap Estimate · \$162 / ft² · confidence 91 · as of Jul 14, 2026



2

BATHS

3,574 ft²

LIVING AREA

0.96 ac

LOT SIZE

1972

YEAR BUILT

1

STORIES

VALUATION

\$578K

\$527K low

\$628K high

Est. Owner Equity

\$577,500

TAX & ASSESSMENT

Property Tax	\$2,323 (2025)
Assessed Value	\$256,018
Previous Assessed	\$256,018
Assessor Market Value	\$640,044

PROPERTY FACTS

Property Type	Residential (General/Single)
County	Fannin
Lot (acres)	0.96
Foundation	Masonry (Unspecified)
Roof	Metal
Heating	Central
Cooling	Central
Fireplace	Yes

Deck · 120 ft²

Patio · 115 ft²

Porch · 452 ft²

CLIMATE RISK

91 FLOOD	24 WILDFIRE	80 HEAT	98 STORM	17 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 20, 2023	Financing	Limited Warranty Deed			
Dec 13, 2021	Resale	Warranty Deed	\$495,000	\$139	\$446K
Apr 19, 2019	Resale	Warranty Deed	\$153,000	\$43	
Nov 12, 2014	Financing	Warranty Deed			
Nov 7, 2011	Non-arms-length	Intrafamily Transfer	\$74,402	\$21	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fannin County High School	High	9–12	5.1 mi
Fannin County Middle School	Middle	6–8	5.6 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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