

Residential (General/Single)

RESIDENTIAL

355 RIVER BEND LN

BLUE RIDGE, GA 30513

\$703,067 TopHap Estimate · \$478 / ft² · confidence 92 · as of Jul 14, 2026



2

BATHS

1,472 ft²

LIVING AREA

1.74 ac

LOT SIZE

1981

YEAR BUILT

VALUATION

\$703K

\$645K low

\$761K high

Est. Owner Equity

\$703,067

TAX & ASSESSMENT

Property Tax

\$2,015 (2025)

Assessed Value

\$222,122

Previous Assessed	\$222,122
Assessor Market Value	\$555,306

PROPERTY FACTS

Property Type	Residential (General/Single)
County	Fannin
Lot (acres)	1.74
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

Deck · 180 ft²

Porch · 250 ft²

CLIMATE RISK

92
FLOOD

25
WILDFIRE

80
HEAT

98
STORM

17
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 17, 2023	Financing	Warranty Deed			
Jun 16, 2023	Resale	Warranty Deed	\$710,000	\$482	\$533K
Sep 20, 2021	Resale	Warranty Deed	\$615,000	\$418	\$547K
Jan 4, 2021	Resale	Warranty Deed	\$439,000	\$298	
Jul 13, 2017	Resale	Warranty Deed	\$124,500	\$85	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fannin County High School	High	9–12	5.3 mi
Fannin County Middle School	Middle	6–8	5.8 mi
Blue Ridge Elementary School	Elementary	PK–5	6.2 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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