

Seasonal, Cabin, Vacation Residence

RESIDENTIAL

283 RIVER BEND LN

BLUE RIDGE, GA 30513

\$338,564 TopHap Estimate · \$282 / ft² · confidence 86 · as of Jul 14, 2026



1

BATHS

1,200 ft²

LIVING AREA

0.86 ac

LOT SIZE

1974

YEAR BUILT

1

STORIES

VALUATION

\$339K

\$291K low

\$386K high

Est. Owner Equity

\$338,564

TAX & ASSESSMENT

Property Tax	\$719 (2025)
Assessed Value	\$79,216
Previous Assessed	\$79,216
Assessor Market Value	\$198,041

PROPERTY FACTS

Property Type	Seasonal, Cabin, Vacation Residence
County	FANNIN
Lot (acres)	0.86
Roof	Composition Shingle
Heating	None
Cooling	Central
Fireplace	Yes
Pool	No

Porch · 472 ft²

CLIMATE RISK

100
FLOOD

25
WILDFIRE

80
HEAT

98
STORM

17
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 17, 2007	Financing	Intrafamily Transfer			

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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