

Seasonal, Cabin, Vacation Residence

RESIDENTIAL

603 RACOON RD

BLUE RIDGE, GA 30513

3

BATHS

2,380 ft²

LIVING AREA

1.93 ac

LOT SIZE

2007

YEAR BUILT

2

STORIES

VALUATION

Last Sale

\$849,000 · Aug 5, 2022

TAX & ASSESSMENT

Property Tax	\$2,203 (2025)
Assessed Value	\$242,846
Previous Assessed	\$242,846
Assessor Market Value	\$607,114

PROPERTY FACTS

Property Type	Seasonal, Cabin, Vacation Residence
County	Fannin
Lot (acres)	1.93
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Central

Cooling	Central
Fireplace	Yes
Pool	No

Deck · 36 ft²

Porch · 830 ft²

CLIMATE RISK

1 FLOOD	24 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
Aug 4, 2022	Resale	Warranty Deed	\$849,000	\$357	\$679K
Mar 31, 2011	Resale	Deed	\$355,000	\$149	\$320K
Feb 28, 2007	Resale	Deed	\$390,600	\$164	\$185K
Oct 17, 2005	Financing	Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fannin County High School	High	9–12	5.0 mi
Fannin County Middle School	Middle	6–8	5.5 mi
Blue Ridge Elementary School	Elementary	PK–5	5.9 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
-----------	-----------------------