

Seasonal, Cabin, Vacation Residence

RESIDENTIAL

654 RIVERSIDE LN

BLUE RIDGE, GA 30513

2

BATHS

1,104 ft²

LIVING AREA

1.1 ac

LOT SIZE

1955

YEAR BUILT

1

STORIES

TAX & ASSESSMENT

Property Tax	\$978 (2025)
Assessed Value	\$107,743
Previous Assessed	\$107,743
Assessor Market Value	\$269,357

PROPERTY FACTS

Property Type	Seasonal, Cabin, Vacation Residence
County	Fannin
Lot (acres)	1.10
Foundation	Masonry (Unspecified)
Roof	Metal
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Porch · 260 ft²

CLIMATE RISK

91
FLOOD

24
WILDFIRE

80
HEAT

98
STORM

17
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 1, 2021	Financing	Warranty Deed			
Sep 16, 2020	Resale	Warranty Deed	\$370,000	\$335	\$278K
Nov 11, 2019	Financing	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fannin County High School	High	9–12	5.5 mi
Fannin County Middle School	Middle	6–8	5.8 mi
Blue Ridge Elementary School	Elementary	PK–5	6.3 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