

Residential (General/Single) **RESIDENTIAL**

840 RIVERSIDE LN

BLUE RIDGE, GA 30513

\$453,699 TopHap Estimate · \$315 / ft² · confidence 86 · as of Jul 14, 2026

2

BATHS

1,442 ft²

LIVING AREA

0.53 ac

LOT SIZE

1977

YEAR BUILT

1

STORIES

VALUATION

\$454K

\$389K low

\$518K high

Last Sale

\$300,000 · Dec 21, 2012

Est. Owner Equity

\$453,699

TAX & ASSESSMENT

Property Tax	\$1,182 (2025)
Assessed Value	\$130,310
Previous Assessed	\$130,310
Assessor Market Value	\$325,776

PROPERTY FACTS

Property Type	Residential (General/Single)
County	Fannin
Lot (acres)	0.53
Foundation	Masonry (Unspecified)
Roof	Metal
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 64 ft²

Porch · 374 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 21, 2012	Resale	Warranty Deed	\$300,000	\$208	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fannin County High School	High	9–12	5.6 mi
Fannin County Middle School	Middle	6–8	5.9 mi
Blue Ridge Elementary School	Elementary	PK–5	6.4 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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