

Seasonal, Cabin, Vacation Residence

RESIDENTIAL

748 RIVERSIDE LN

BLUE RIDGE, GA 30513

4

BATHS

2,851 ft²

LIVING AREA

0.55 ac

LOT SIZE

1996

YEAR BUILT

2

STORIES

TAX & ASSESSMENT

Property Tax	\$2,290 (2025)
Assessed Value	\$252,410
Previous Assessed	\$252,410
Assessor Market Value	\$631,025

PROPERTY FACTS

Property Type	Seasonal, Cabin, Vacation Residence
County	Fannin
Lot (acres)	0.55
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 32 ft² Patio · 16 ft² Porch · 96 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 25, 2005	Financing	Intrafamily Transfer			
Mar 25, 2005	Resale	Deed	\$365,000	\$128	\$286K

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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy **Absentee owner**