

Single Family Residential

RESIDENTIAL

55 RIVER BEND LN

BLUE RIDGE, GA 30513

\$450,000 TopHap Estimate · \$240 / ft² · confidence 97 · as of Jul 14, 2026



2

BATHS

1,876 ft²

LIVING AREA

0.28 ac

LOT SIZE

1988

YEAR BUILT

2

STORIES

VALUATION

\$450K

\$438K low

\$462K high

Last Sale

\$479,750 · Oct 27, 2021

Est. Owner Equity

\$18,225

Loan-to-Value

96%

TAX & ASSESSMENT

Property Tax	\$1,077 (2025)
Assessed Value	\$118,669
Previous Assessed	\$118,669
Assessor Market Value	\$296,672

PROPERTY FACTS

Property Type	Single Family Residential
County	Fannin
Lot (acres)	0.28
Foundation	Masonry (Unspecified)
Roof	Metal
Heating	Central
Cooling	Central
Fireplace	Prefab
Pool	No

Deck · 160 ft²

Porch · 224 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 27, 2021	Resale	Warranty Deed	\$479,750	\$256	\$432K
Dec 22, 2011	Resale	Deed	\$79,000	\$42	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fannin County High School	High	9–12	5.1 mi
Fannin County Middle School	Middle	6–8	5.6 mi
Blue Ridge Elementary School	Elementary	PK–5	6.0 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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