

Seasonal, Cabin, Vacation Residence

RESIDENTIAL

181 RIDGE CIR

BLUE RIDGE, GA 30513

3

BATHS

2,535 ft²

LIVING AREA

1.77 ac

LOT SIZE

1993

YEAR BUILT

1

STORIES

VALUATION

Last Sale

\$440,000 · Jun 12, 2020

TAX & ASSESSMENT

Property Tax	\$1,782 (2025)
Assessed Value	\$196,369
Previous Assessed	\$196,369
Assessor Market Value	\$490,923

PROPERTY FACTS

Property Type	Seasonal, Cabin, Vacation Residence
Style	Tlog Home
County	Fannin
Lot (acres)	1.77
Construction	Log
Foundation	Masonry (Unspecified)

Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 120 ft²

Porch · 1,014 ft²

CLIMATE RISK

1 FLOOD	25 WILDFIRE	80 HEAT	98 STORM	17 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 5, 2026	Resale	Warranty Deed	\$830,000	\$327	\$664K
Jun 12, 2020	Resale	Warranty Deed	\$440,000	\$174	\$352K
Mar 18, 2016	Resale	Warranty Deed	\$363,800	\$144	\$281K
Jan 24, 2014	Resale	Warranty Deed	\$297,900	\$118	\$238K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fannin County High School	High	9–12	2.8 mi
Blue Ridge Elementary School	Elementary	PK–5	3.9 mi
Fannin County Middle School	Middle	6–8	4.2 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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