

Seasonal, Cabin, Vacation Residence

RESIDENTIAL

# 251 RIDGE CIR

BLUE RIDGE, GA 30513

2

BATHS

1,660 ft<sup>2</sup>

LIVING AREA

2.02 ac

LOT SIZE

2010

YEAR BUILT

2

STORIES

## VALUATION

Last Sale

\$925,000 · Sep 22, 2025

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,544 (2025) |
| Assessed Value        | \$280,339      |
| Previous Assessed     | \$280,339      |
| Assessor Market Value | \$700,847      |

## PROPERTY FACTS

|               |                                     |
|---------------|-------------------------------------|
| Property Type | Seasonal, Cabin, Vacation Residence |
| Style         | Tlog Home                           |
| County        | Fannin                              |
| Lot (acres)   | 2.02                                |
| Construction  | Log                                 |
| Foundation    | Masonry (Unspecified)               |

|           |                     |
|-----------|---------------------|
| Roof      | Composition Shingle |
| Heating   | Central             |
| Cooling   | Central             |
| Fireplace | Yes                 |
| Pool      | No                  |

Deck · 40 ft²

Porch · 976 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Sep 19, 2025 | Resale    | Warranty Deed       | \$925,000 | \$557  | \$806K |
| Apr 14, 2011 | Quitclaim | Quit Claim Transfer | \$267,698 | \$161  | \$272K |
| Jul 14, 2006 | Resale    | Deed                | \$165,000 | \$99   | \$400K |
| Jun 20, 2005 | Resale    | Deed                | \$147,500 | \$89   |        |

## 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**

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>125</b><br>CRIME INDEX | <b>104</b><br>AIR POLLUTION | <b>12,417</b><br>POPULATION | <b>\$57K</b><br>MEDIAN IN-COME | <b>55°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|