

Residential (General/Single)

RESIDENTIAL

304 RIDGE CIR

BLUE RIDGE, GA 30513

\$649,900 TopHap Estimate · \$312 / ft² · confidence 87 · as of Jul 14, 2026

2

BATHS

2,080 ft²

LIVING AREA

1.88 ac

LOT SIZE

1991

YEAR BUILT

1

STORIES

VALUATION

\$650K

\$564K low

\$736K high

Last Sale

\$150,000 · Sep 1, 2020

Est. Owner Equity

\$649,900

TAX & ASSESSMENT

Property Tax	\$1,399 (2025)
Assessed Value	\$154,182
Previous Assessed	\$154,182
Assessor Market Value	\$385,456

PROPERTY FACTS

Property Type	Residential (General/Single)
Style	Tlog Home
County	Fannin
Lot (acres)	1.88
Construction	Log
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 312 ft²

Porch · 781 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 1, 2020	Resale	Warranty Deed	\$150,000	\$72	
Sep 1, 2020	Financing	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fannin County High School	High	9–12	2.9 mi
Blue Ridge Elementary School	Elementary	PK–5	4.0 mi
Fannin County Middle School	Middle	6–8	4.3 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
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