

Seasonal, Cabin, Vacation Residence

RESIDENTIAL

# 346 RIDGE CIR

BLUE RIDGE, GA 30513

2

BATHS

2,080 ft<sup>2</sup>

LIVING AREA

6.36 ac

LOT SIZE

1991

YEAR BUILT

1

STORIES

1

PARKING

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,228 (2025) |
| Assessed Value        | \$135,329      |
| Previous Assessed     | \$135,329      |
| Assessor Market Value | \$338,323      |

## PROPERTY FACTS

|               |                                     |
|---------------|-------------------------------------|
| Property Type | Seasonal, Cabin, Vacation Residence |
| Style         | Tlog Home                           |
| County        | Fannin                              |
| Lot (acres)   | 6.36                                |
| Construction  | Log                                 |
| Foundation    | Masonry (Unspecified)               |
| Roof          | Metal                               |
| Heating       | Central                             |
| Cooling       | Central                             |

|           |                  |
|-----------|------------------|
| Fireplace | Yes              |
| Garage    | Garage, Detached |
| Pool      | No               |

Deck · 340 ft²

Porch · 640 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE | \$/FT² | LOAN |
|--------------|-----------|----------------------|-------|--------|------|
| Jun 26, 2006 | Financing | Intrafamily Transfer |       |        |      |

## 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    | 4.2 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 | Absentee owner |
|-----------|----------------|