

Single Family Residence **RESIDENTIAL**

22 RUNNING BEAR RIDGE RD

BLUE RIDGE, GA 30513

\$500,011 TopHap Estimate · \$273 / ft² · confidence 95 · as of Jul 14, 2026

3

BATHS

1,832 ft²

LIVING AREA

1.5 ac

LOT SIZE

2000

YEAR BUILT

2

STORIES

VALUATION

\$500K

\$477K low

\$523K high

Last Sale

\$502,000 · Jan 16, 2026

Est. Owner Equity

\$500,011

TAX & ASSESSMENT

Property Tax	\$949 (2025)
Assessed Value	\$126,615
Previous Assessed	\$126,615
Assessor Market Value	\$316,537

PROPERTY FACTS

Property Type	Single Family Residence
Style	Tlog Home
County	Fannin
Lot (acres)	1.50
Construction	Log
Foundation	Masonry (Unspecified)
Roof	Metal
Heating	Central
Cooling	Central
Fireplace	Yes

Deck · 164 ft²

Porch · 484 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 16, 2026	Resale	Limited Warranty Deed	\$502,000	\$274	
Mar 14, 2025	Resale	Warranty Deed	\$150,000	\$82	
Oct 15, 2015	Quitclaim	Quit Claim Transfer			
Feb 8, 2005	Resale	Warranty Deed	\$215,000	\$117	\$172K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fannin County High School	High	9–12	1.3 mi
Fannin County Middle School	Middle	6–8	1.4 mi
Blue Ridge Elementary School	Elementary	PK–5	1.8 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	Owner occupied
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