

Residential - Vacant Land **RESIDENTIAL**

BLUE RIDGE, GA 30513

7.38 ac
LOT SIZE

VALUATION

Last Sale **\$320,000 · Dec 12, 2022**

TAX & ASSESSMENT

Property Tax	\$194 (2025)
Assessed Value	\$21,386
Previous Assessed	\$25,194
Assessor Market Value	\$53,466

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	Fannin
Lot (acres)	7.38
Heating	None
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 29, 2024	Financing	Warranty Deed			
Jun 17, 2024	Resale	Limited Warranty Deed	\$150,000		
Apr 13, 2023	Resale	Warranty Deed	\$85,000		
Mar 24, 2023	Resale	Warranty Deed	\$9,659		
Dec 12, 2022	Resale	Warranty Deed	\$320,000		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fannin County High School	High	9–12	2.6 mi
Fannin County Middle School	Middle	6–8	2.9 mi
Blue Ridge Elementary School	Elementary	PK–5	3.4 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



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