

Seasonal, Cabin, Vacation Residence

RESIDENTIAL

EAGLE ROCK RD

BLUE RIDGE, GA 30513

4

BATHS

3,540 ft²

LIVING AREA

4.06 ac

LOT SIZE

2024

YEAR BUILT

2

STORIES

VALUATION

Last Sale

\$775,000 · Oct 28, 2024

TAX & ASSESSMENT

Property Tax	\$3,703 (2025)
Assessed Value	\$408,085
Previous Assessed	\$28,834
Assessor Market Value	\$1,020,213

PROPERTY FACTS

Property Type	Seasonal, Cabin, Vacation Residence
County	Fannin
Lot (acres)	4.06
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Central

Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	27 WILDFIRE	82 HEAT	97 STORM	17 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 25, 2024	Resale	Warranty Deed	\$775,000	\$219	\$698K
Sep 26, 2023	Resale	Limited Warranty Deed	\$50,000	\$14	
Nov 16, 2020	Resale	Warranty Deed	\$92,100	\$26	
Feb 22, 2018	Financing	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fannin County High School	High	9–12	1.1 mi
Fannin County Middle School	Middle	6–8	1.1 mi
Blue Ridge Elementary School	Elementary	PK–5	1.3 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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