

Residential - Vacant Land **RESIDENTIAL**
BLUE RIDGE, GA 30513



2
BATHS

1,092 ft²
LIVING AREA

1.67 ac
LOT SIZE

1989
YEAR BUILT

1
STORIES

VALUATION

Last Sale **\$555,000 · Sep 20, 2024**

TAX & ASSESSMENT

Property Tax	\$94 (2025)
Assessed Value	\$10,398
Previous Assessed	\$9,369
Assessor Market Value	\$25,995

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	Fannin
Lot (acres)	1.67
Heating	None
Garage	Garage, Detached
Pool	No

Deck · 332 ft²

Porch · 96 ft²

CLIMATE RISK

1 FLOOD	26 WILDFIRE	17 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 20, 2024	Resale	Warranty Deed	\$555,000	\$508	
Jul 17, 2024	Financing	Warranty Deed			
Apr 1, 2014	Financing	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fannin County Middle School	Middle	6–8	0.5 mi
Blue Ridge Elementary School	Elementary	PK–5	1.8 mi
Fannin County High School	High	9–12	2.4 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

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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