

Seasonal, Cabin, Vacation Residence

RESIDENTIAL

397 RIDGEWOOD DR

BLUE RIDGE, GA 30513

3

BATHS

2,800 ft²

LIVING AREA

6.1 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

TAX & ASSESSMENT

Property Tax	\$2,238 (2025)
Assessed Value	\$246,708
Previous Assessed	\$246,708
Assessor Market Value	\$616,769

PROPERTY FACTS

Property Type	Seasonal, Cabin, Vacation Residence
County	Fannin
Lot (acres)	6.10
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Carport (Unspecified)

Pool

No

Porch · 544 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 29, 2021	Financing	Warranty Deed			
Mar 31, 2021	Resale	Limited Warranty Deed	\$579,900	\$207	\$348K
Jan 20, 2021	Quitclaim	Quit Claim Transfer			
Jan 8, 2019	Financing	Warranty Deed			
Oct 22, 2013	Financing	Warranty Deed			
Oct 8, 2010	Resale	Deed	\$237,500	\$85	\$190K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fannin County Middle School	Middle	6–8	1.3 mi
Blue Ridge Elementary School	Elementary	PK–5	2.3 mi
Fannin County High School	High	9–12	3.1 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