

Residential (General/Single) **RESIDENTIAL**

341 RIVER WAY

BLUE RIDGE, GA 30513

\$2,574,802 TopHap Estimate · \$368 / ft² · confidence 61 · as of Jul 14, 2026



7

BATHS

7,002 ft²

LIVING AREA

4.71 ac

LOT SIZE

2008

YEAR BUILT

2

STORIES

VALUATION

\$2.6M

\$1.6M low

\$3.6M high

Est. Owner Equity

\$2,574,802

TAX & ASSESSMENT

Property Tax	\$5,349 (2025)
Assessed Value	\$589,605
Previous Assessed	\$589,605
Assessor Market Value	\$1,474,013

PROPERTY FACTS

Property Type	Residential (General/Single)
County	Fannin
Lot (acres)	4.71
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 454 ft²

Patio · 454 ft²

Porch · 458 ft²

CLIMATE RISK

100 FLOOD	29 WILDFIRE	83 HEAT	97 STORM	17 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 15, 2021	Resale	Limited Warranty Deed	\$2,600,000	\$371	
Aug 21, 2015	Resale	Warranty Deed	\$1,050,000	\$150	
Aug 17, 2011	Resale	Deed	\$350,000	\$50	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fannin County Middle School	Middle	6–8	1.8 mi
Fannin County High School	High	9–12	3.4 mi
West Fannin Elementary School	Elementary	KG–5	5.0 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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