

Single Family Residence

RESIDENTIAL

## 440 RIDGE RD

BLUE RIDGE, GA 30513

**\$610,133** TopHap Estimate · \$226 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026

**2**

BATHS

**2,700 ft<sup>2</sup>**

LIVING AREA

**1.49 ac**

LOT SIZE

**2008**

YEAR BUILT

**2**

STORIES

### VALUATION

**\$610K**

\$569K low

\$651K high

Last Sale

**\$199,900 · Mar 10, 2009**

Est. Owner Equity

**\$610,133**

### TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$1,361 (2025)</b> |
| Assessed Value        | <b>\$177,397</b>      |
| Previous Assessed     | <b>\$177,397</b>      |
| Assessor Market Value | <b>\$443,491</b>      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Tlog Home               |
| County        | Fannin                  |
| Lot (acres)   | 1.49                    |
| Construction  | Log                     |
| Foundation    | Masonry (Unspecified)   |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Deck · 72 ft²

Porch · 984 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED | PRICE     | \$/FT² | LOAN |
|--------------|-----------|------|-----------|--------|------|
| Mar 6, 2009  | Resale    | Deed | \$199,900 | \$74   |      |
| Mar 14, 2008 | Financing | Deed |           |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Fannin County Middle School  | Middle     | 6–8    | 1.4 mi   |
| Blue Ridge Elementary School | Elementary | PK–5   | 2.2 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

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>125</b><br>CRIME INDEX | <b>104</b><br>AIR POLLUTION | <b>12,417</b><br>POPULATION | <b>\$57K</b><br>MEDIAN IN-COME | <b>55°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|