

Residential (General/Single)

RESIDENTIAL

345 RIVER WAY

BLUE RIDGE, GA 30513

\$785,896

TopHap Estimate · \$655 / ft² · confidence 52 · as of Jul 14, 2026

2

BATHS

1,200 ft²

LIVING AREA

1.4 ac

LOT SIZE

2008

YEAR BUILT

1

STORIES

VALUATION

\$786K

\$409K low

\$1.2M high

Est. Owner Equity

\$785,896

TAX & ASSESSMENT

Property Tax	\$1,467 (2025)
Assessed Value	\$161,686
Previous Assessed	\$161,686
Assessor Market Value	\$404,216

PROPERTY FACTS

Property Type	Residential (General/Single)
County	Fannin
Lot (acres)	1.40
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Prefab
Pool	No

Deck · 45 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 15, 2021	Resale	Limited Warranty Deed	\$2,600,000	\$2167	
Aug 21, 2015	Resale	Warranty Deed	\$225,000	\$188	
Jul 31, 2013	Financing	Warranty Deed			
Aug 17, 2011	Resale	Deed	\$500,000	\$417	
Feb 10, 2005	Resale	Deed	\$195,250	\$163	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fannin County Middle School	Middle	6–8	1.6 mi
Blue Ridge Elementary School	Elementary	PK–5	2.4 mi
Fannin County High School	High	9–12	3.3 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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