

Single Family Residence

RESIDENTIAL

196 RIVERVIEW LN

BLUE RIDGE, GA 30513

\$807,122 TopHap Estimate · \$231 / ft² · confidence 85 · as of Jul 14, 2026

3

BATHS

3,490 ft²

LIVING AREA

1.14 ac

LOT SIZE

2022

YEAR BUILT

1

STORIES

VALUATION

\$807K

\$689K low

\$925K high

Last Sale

\$75,000 · Nov 3, 2020

Est. Owner Equity

\$807,122

TAX & ASSESSMENT

Property Tax	\$2,211 (2025)
Assessed Value	\$256,903
Previous Assessed	\$256,903
Assessor Market Value	\$642,257

PROPERTY FACTS

Property Type	Single Family Residence
County	Fannin
Lot (acres)	1.14
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 23, 2023	Financing	Warranty Deed			
Jan 18, 2022	Non-arms-length	Warranty Deed	\$75,000	\$21	
Nov 3, 2020	Resale	Warranty Deed	\$75,000	\$21	
Jun 22, 2006	Resale	Deed	\$112,500	\$32	\$112K
Oct 31, 2005	Resale	Deed	\$82,000	\$23	\$110K
Oct 31, 2005	Financing	Deed			
Oct 23, 2005	Financing	Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Fannin Elementary School	Elementary	KG–5	2.6 mi
Fannin County Middle School	Middle	6–8	7.1 mi
Fannin County High School	High	9–12	7.6 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	Owner occupied
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