

Seasonal, Cabin, Vacation Residence

RESIDENTIAL

178 RIVERVIEW LN

BLUE RIDGE, GA 30513

4

BATHS

2,800 ft²

LIVING AREA

1.04 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

Last Sale

\$480,000 · Aug 11, 2020

TAX & ASSESSMENT

Property Tax	\$2,379 (2025)
Assessed Value	\$262,219
Previous Assessed	\$262,219
Assessor Market Value	\$655,548

PROPERTY FACTS

Property Type	Seasonal, Cabin, Vacation Residence
Style	Tlog Home
County	Fannin
Lot (acres)	1.04
Construction	Log
Foundation	Masonry (Unspecified)

Roof	Metal
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No

Deck · 384 ft²

Porch · 800 ft²

CLIMATE RISK

1

FLOOD

29

WILDFIRE

82

HEAT

97

STORM

17

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 29, 2018	Financing	Warranty Deed			
Jan 19, 2018	Financing	Warranty Deed			\$263K
Nov 3, 2017	Financing	Warranty Deed			
Aug 8, 2011	Resale	Deed	\$175,000	\$63	\$140K
Jun 7, 2011	Non-arms-length	Foreclosure	\$224,100	\$80	
Dec 7, 2006	Resale	Deed	\$380,000	\$136	\$333K
Mar 31, 2006	Resale	Deed	\$85,000	\$30	

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	Absentee owner
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