

Residential - Vacant Land

RESIDENTIAL

283 RIVER BEND LN

BLUE RIDGE, GA 30513

\$177,865 TopHap Estimate · confidence 71 · as of Jul 14, 2026

4.19 ac

LOT SIZE

VALUATION

\$178K

\$125K low

\$230K high

Est. Owner Equity

\$177,865

TAX & ASSESSMENT

Property Tax	\$79 (2025)
Assessed Value	\$8,715
Previous Assessed	\$8,715
Assessor Market Value	\$21,788

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	Fannin
Lot (acres)	4.19

Heating	None
Pool	No

CLIMATE RISK

1 FLOOD	28 WILDFIRE	80 HEAT	98 STORM	17 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 3, 2023	Resale	Warranty Deed	\$653,250		
Oct 20, 2021	Resale	Warranty Deed	\$549,750		
May 20, 2021	Resale	Warranty Deed	\$570,000		\$513K
May 14, 2021	Resale	Warranty Deed	\$49,900		
May 7, 2021	Resale	Warranty Deed	\$149,900		
Jan 27, 2021	Financing	Warranty Deed			
Oct 14, 2020	Resale	Warranty Deed	\$50,000		
Jul 30, 2020	Resale	Warranty Deed	\$49,900		
Jul 16, 2020	Resale	Warranty Deed	\$184,800		
Sep 9, 2015	Resale	Warranty Deed	\$100,000		
Jul 29, 2014	Financing	Warranty Deed			
Aug 21, 2012	Financing	Warranty Deed			
Dec 30, 2011	Resale	Deed	\$250,000		
Jun 7, 2011	Non-arms-length	Foreclosure	\$340,000		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Fannin Elementary School	Elementary	KG–5	2.5 mi
Fannin County Middle School	Middle	6–8	5.5 mi
Fannin County High School	High	9–12	6.3 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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