

Seasonal, Cabin, Vacation Residence

RESIDENTIAL

204 RIVER RIDGE RD

BLUE RIDGE, GA 30513

2

BATHS

3,495 ft²

LIVING AREA

13.88 ac

LOT SIZE

2022

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

Last Sale

\$85,000 · Jun 12, 2014

TAX & ASSESSMENT

Property Tax	\$2,760 (2025)
Assessed Value	\$326,761
Previous Assessed	\$326,761
Assessor Market Value	\$816,904

PROPERTY FACTS

Property Type	Seasonal, Cabin, Vacation Residence
County	Fannin
Lot (acres)	13.88
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Central

Cooling	Central
Fireplace	Yes
Garage	Mixed
Pool	No

CLIMATE RISK

90
FLOOD

30
WILDFIRE

17
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 12, 2014	Resale	Warranty Deed	\$85,000	\$24	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Fannin Elementary School	Elementary	KG–5	1.6 mi
Fannin County Middle School	Middle	6–8	4.9 mi
Fannin County High School	High	9–12	5.4 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

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

OWNERSHIP

Occupancy

Owner occupied