

Single Family Residence **RESIDENTIAL**

349 RIDGE TOP CIR

BLUE RIDGE, GA 30513

\$177,781 TopHap Estimate · \$265 / ft² · confidence 75 · as of Jul 14, 2026

1

BATHS

672 ft²

LIVING AREA

3.6 ac

LOT SIZE

1950

YEAR BUILT

1

STORIES

VALUATION

\$178K

\$133K low

\$222K high

Est. Owner Equity

\$177,781

TAX & ASSESSMENT

Property Tax	\$272 (2025)
Assessed Value	\$31,949
Previous Assessed	\$31,949
Assessor Market Value	\$79,873

PROPERTY FACTS

Property Type	Single Family Residence
County	Fannin
Lot (acres)	3.60
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	None
Cooling	Central
Fireplace	2 Story
Pool	No

Deck · 36 ft²

Porch · 72 ft²

CLIMATE RISK

1 FLOOD	32 WILDFIRE	82 HEAT	97 STORM	17 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 20, 2022	Financing	Warranty Deed			
Aug 23, 2022	Resale	Warranty Deed	\$240,000	\$357	\$45K
Jul 10, 2010	Financing	Gift Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Fannin Elementary School	Elementary	KG–5	2.5 mi
Fannin County Middle School	Middle	6–8	3.8 mi
Fannin County High School	High	9–12	4.5 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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