

Seasonal, Cabin, Vacation Residence **RESIDENTIAL**

BLUE RIDGE, GA 30513



2

BATHS

3,214 ft²

LIVING AREA

2.03 ac

LOT SIZE

2023

YEAR BUILT

2

STORIES

VALUATION

Last Sale

\$680,000 · Nov 6, 2025

TAX & ASSESSMENT

Property Tax	\$3,331 (2025)
Assessed Value	\$367,138
Previous Assessed	\$111,594
Assessor Market Value	\$917,844

PROPERTY FACTS

Property Type	Seasonal, Cabin, Vacation Residence
County	Fannin
Lot (acres)	2.03
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	29 WILDFIRE	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
Nov 6, 2025	Resale	Limited Warranty Deed	\$680,000	\$212	
Aug 15, 2022	Resale	Warranty Deed	\$39,000	\$12	
Oct 29, 2021	Resale	Warranty Deed	\$176,000	\$55	
Apr 21, 2005	Financing	Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Fannin Elementary School	Elementary	KG–5	1.2 mi
Fannin County High School	High	9–12	4.5 mi
Fannin County Middle School	Middle	6–8	4.8 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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