

Seasonal, Cabin, Vacation Residence

RESIDENTIAL

532 RIDGE RD

BLUE RIDGE, GA 30513

3

BATHS

2,522 ft²

LIVING AREA

1.59 ac

LOT SIZE

2013

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

Last Sale

\$300,000 · Feb 1, 2013

TAX & ASSESSMENT

Property Tax	\$2,712 (2025)
Assessed Value	\$298,926
Previous Assessed	\$298,926
Assessor Market Value	\$747,316

PROPERTY FACTS

Property Type	Seasonal, Cabin, Vacation Residence
Style	Tlog Home
County	Fannin
Lot (acres)	1.59
Construction	Log
Foundation	Masonry (Unspecified)

Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No

Deck · 96 ft²

Porch · 360 ft²

CLIMATE RISK

1 FLOOD	28 WILDFIRE	81 HEAT	98 STORM	17 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 1, 2013	Resale	Warranty Deed	\$300,000	\$119	\$240K
Apr 12, 2012	Resale	Warranty Deed	\$360,768	\$143	
Feb 27, 2012	Resale	Warranty Deed	\$293,000	\$116	
Mar 17, 2011	Resale	Deed	\$55,000	\$22	
Dec 7, 2010	Non-arms-length	Foreclosure	\$225,000	\$89	
Feb 15, 2007	Resale	Deed	\$90,000	\$36	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fannin County High School	High	9–12	1.8 mi
Blue Ridge Elementary School	Elementary	PK–5	2.8 mi
Fannin County Middle School	Middle	6–8	3.2 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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