

Single Family Residence **RESIDENTIAL**

205 RUSTIC RDG

BLUE RIDGE, GA 30513

\$273,099 TopHap Estimate · \$321 / ft² · confidence 93 · as of Jul 14, 2026

2

BATHS

851 ft²

LIVING AREA

1.93 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

VALUATION

\$273K

\$253K low

\$293K high

Est. Owner Equity

\$273,099

TAX & ASSESSMENT

Property Tax	\$52 (2025)
Assessed Value	\$75,664
Previous Assessed	\$68,690
Assessor Market Value	\$189,159

PROPERTY FACTS

Property Type	Single Family Residence
County	Fannin
Lot (acres)	1.93
Foundation	Masonry (Unspecified)
Roof	Metal
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 270 ft²

Porch · 159 ft²

CLIMATE RISK

1 FLOOD	25 WILDFIRE	27 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 16, 2016	Financing	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fannin County High School	High	9–12	2.4 mi
Blue Ridge Elementary School	Elementary	PK–5	3.2 mi
Fannin County Middle School	Middle	6–8	4.3 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	Owner occupied
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