

Single Family Residence **RESIDENTIAL**

76 RUSTIC RDG

BLUE RIDGE, GA 30513

\$250,806 TopHap Estimate · \$201 / ft² · confidence 91 · as of Jul 14, 2026

1

BATHS

1,248 ft²

LIVING AREA

0.96 ac

LOT SIZE

1987

YEAR BUILT

2

STORIES

VALUATION

\$251K

\$228K low

\$274K high

Last Sale

\$222,000 · Aug 19, 2021

Est. Owner Equity

\$36,306

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax

\$497 (2025)

Assessed Value

\$59,120

Previous Assessed

\$59,120

Assessor Market Value

\$147,798

PROPERTY FACTS

Property Type	Single Family Residence
County	Fannin
Lot (acres)	0.96
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	None
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 80 ft²

Porch · 260 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 19, 2021	Resale	Warranty Deed	\$222,000	\$178	\$215K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fannin County High School	High	9–12	2.5 mi
Blue Ridge Elementary School	Elementary	PK–5	3.3 mi
Fannin County Middle School	Middle	6–8	4.4 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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