

Single Family Residence **RESIDENTIAL**

71 FOX RUN LN

BLUE RIDGE, GA 30513

\$358,573 TopHap Estimate · \$306 / ft² · confidence 94 · as of Jul 14, 2026

2

BATHS

1,172 ft²

LIVING AREA

1.18 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

VALUATION

\$359K

\$336K low

\$381K high

Est. Owner Equity

\$358,573

TAX & ASSESSMENT

Property Tax	\$690 (2025)
Assessed Value	\$91,077
Previous Assessed	\$91,077
Assessor Market Value	\$227,691

PROPERTY FACTS

Property Type	Single Family Residence
County	Fannin
Lot (acres)	1.18
Foundation	Masonry (Unspecified)
Roof	Metal
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 276 ft²

Porch · 192 ft²

CLIMATE RISK

1 FLOOD	29 WILDFIRE	81 HEAT	97 STORM	17 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 3, 2016	Financing	Warranty Deed			
Jan 16, 2014	Resale	Warranty Deed	\$136,000	\$116	\$85K
Sep 23, 2008	Resale	Deed	\$110,000	\$94	
Aug 5, 2008	Non-arms-length	Foreclosure	\$139,474	\$119	
Jan 7, 2005	Resale	Warranty Deed	\$127,900	\$109	\$117K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Fannin Elementary School	Elementary	KG–5	1.9 mi
Fannin County High School	High	9–12	4.0 mi
Fannin County Middle School	Middle	6–8	4.6 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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