

Single Family Residence **RESIDENTIAL**

# 80 FOX RUN DR

BLUE RIDGE, GA 30513

**\$467,885** TopHap Estimate · \$260 / ft<sup>2</sup> · confidence 88 · as of Jul 14, 2026

**2**

BATHS

**1,800 ft<sup>2</sup>**

LIVING AREA

**1.52 ac**

LOT SIZE

**1999**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$468K**

\$412K low

\$524K high

Last Sale

**\$167,600 · Oct 12, 2018**

Est. Owner Equity

**\$298,593**

Loan-to-Value

**36%**

## TAX & ASSESSMENT

Property Tax

**\$924 (2025)**

Assessed Value

**\$101,867**

Previous Assessed

**\$101,867**

Assessor Market Value

**\$254,669**

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | FANNIN                  |
| Lot (acres)   | 1.52                    |
| Roof          | Metal                   |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Deck · 32 ft²

Patio · 240 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------|-----------|--------|--------|
| May 12, 2026 | Financing | Mortgage      |           |        | \$302K |
| Oct 12, 2018 | Resale    | Warranty Deed | \$167,600 | \$93   | \$169K |
| Feb 16, 2006 | Financing | Deed          |           |        |        |

## 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<br>CRIME INDEX | 104<br>AIR POLLUTION | 12,417<br>POPULATION | \$57K<br>MEDIAN IN-COME | 55°F<br>AVG TEMP | 61%<br>SUNSHINE |
|--------------------|----------------------|----------------------|-------------------------|------------------|-----------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|