

Seasonal, Cabin, Vacation Residence

RESIDENTIAL

4791 BLUE RIDGE DR

BLUE RIDGE, GA 30513



4

BATHS

2,514 ft²

LIVING AREA

0.84 ac

LOT SIZE

1991

YEAR BUILT

1

STORIES

VALUATION

Last Sale

\$125,000 · Oct 13, 2017

TAX & ASSESSMENT

Property Tax	\$1,799 (2025)
Assessed Value	\$198,260
Previous Assessed	\$198,260
Assessor Market Value	\$495,650

PROPERTY FACTS

Property Type	Seasonal, Cabin, Vacation Residence
County	Fannin
Lot (acres)	0.84
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Masonry (Unspecified)
Roof	Metal
Heating	Central
Cooling	Central
Fireplace	Prefab
Pool	No

Deck · 88 ft²

Patio · 720 ft²

Porch · 24 ft²

CLIMATE RISK

1 FLOOD	30 WILDFIRE	17 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 13, 2017	Resale	Warranty Deed	\$125,000	\$50	
Mar 29, 2006	Resale	Deed	\$190,000	\$76	\$250K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Fannin Elementary School	Elementary	KG–5	0.3 mi
Fannin County Middle School	Middle	6–8	5.6 mi
Fannin County High School	High	9–12	5.7 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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