

Single Family Residential

RESIDENTIAL

# 344 ROSS RD

BLUE RIDGE, GA 30513

**\$112,606** TopHap Estimate · \$84 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026

**2**

BATHS

**1,344 ft<sup>2</sup>**

LIVING AREA

**1 ac**

LOT SIZE

**2000**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$113K**

\$103K low

\$122K high

Est. Owner Equity

**\$112,606**

## TAX & ASSESSMENT

|                       |                    |
|-----------------------|--------------------|
| Property Tax          | <b>\$91 (2025)</b> |
| Assessed Value        | <b>\$10,036</b>    |
| Previous Assessed     | <b>\$10,036</b>    |
| Assessor Market Value | <b>\$25,089</b>    |

## PROPERTY FACTS

|               |                           |
|---------------|---------------------------|
| Property Type | Single Family Residential |
| Style         | Mobile Home               |
| County        | Fannin                    |
| Lot (acres)   | 1.00                      |
| Heating       | Central                   |
| Cooling       | Central                   |
| Fireplace     | Prefab                    |
| Garage        | Pole Building Garage      |
| Pool          | No                        |

Porch · 480 ft<sup>2</sup>

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                 | PRICE    | \$/FT <sup>2</sup> | LOAN  |
|--------------|-----------------|----------------------|----------|--------------------|-------|
| Dec 19, 2022 | Financing       | Warranty Deed        |          |                    |       |
| Oct 19, 2021 | Resale          | Warranty Deed        | \$75,000 | \$56               |       |
| Jul 7, 2017  | Resale          | Warranty Deed        | \$59,900 | \$45               | \$61K |
| Sep 19, 2011 | Financing       | Intrafamily Transfer |          |                    | \$54K |
| Aug 8, 2008  | Resale          | Deed                 | \$54,594 | \$41               | \$55K |
| Aug 5, 2008  | Non-arms-length | Foreclosure          | \$56,582 | \$42               |       |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| West Fannin Elementary School | Elementary | KG–5   | 0.6 mi   |
| Fannin County Middle School   | Middle     | 6–8    | 6.0 mi   |
| Fannin County High School     | High       | 9–12   | 6.1 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

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>125</b><br>CRIME INDEX | <b>104</b><br>AIR POLLUTION | <b>12,417</b><br>POPULATION | <b>\$57K</b><br>MEDIAN IN-COME | <b>55°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|