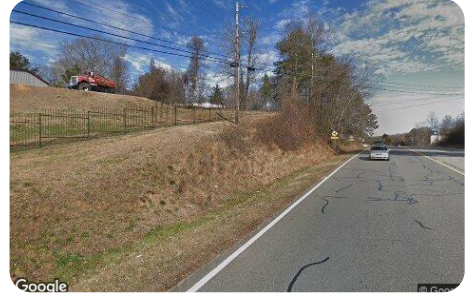


Single Family Residence **RESIDENTIAL**

265 ROSS RD

BLUE RIDGE, GA 30513

\$289,900 TopHap Estimate · \$205 / ft² · confidence 92 · as of Jul 14, 2026



2

BATHS

1,412 ft²

LIVING AREA

0.46 ac

LOT SIZE

1943

YEAR BUILT

1

STORIES

VALUATION

\$290K

\$268K low

\$312K high

Last Sale

\$255,000 · May 12, 2026

Est. Owner Equity

\$289,900

TAX & ASSESSMENT

Property Tax	\$378 (2025)
Assessed Value	\$49,389
Previous Assessed	\$49,389
Assessor Market Value	\$123,472

PROPERTY FACTS

Property Type	Single Family Residence
County	FANNIN
Lot (acres)	0.46
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

Deck · 136 ft²

Porch · 465 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 12, 2026	Resale	Warranty Deed	\$255,000	\$181	\$230K
Nov 17, 2021	Financing	Warranty Deed			
Oct 27, 2017	Resale	Warranty Deed	\$99,900	\$71	
Oct 23, 2017	Resale	Warranty Deed	\$40,329	\$29	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Fannin Elementary School	Elementary	KG–5	0.5 mi
Fannin County Middle School	Middle	6–8	6.0 mi
Fannin County High School	High	9–12	6.0 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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