

Seasonal, Cabin, Vacation Residence **RESIDENTIAL**

75 RIVER ST
BLUE RIDGE, GA 30513



1

BATHS

1,548 ft²

LIVING AREA

0.56 ac

LOT SIZE

1915

YEAR BUILT

1

STORIES

TAX & ASSESSMENT

Property Tax	\$1,908 (2025)
Assessed Value	\$147,914
Previous Assessed	\$150,914
Assessor Market Value	\$369,785

PROPERTY FACTS

Property Type	Seasonal, Cabin, Vacation Residence
County	Fannin
Lot (acres)	0.56

Foundation	Masonry (Unspecified)
Roof	Metal
Heating	Floor/Wall Furnace
Cooling	Central
Fireplace	2 Story
Pool	No

Deck · 63 ft²

Porch · 304 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 19, 2019	Financing	Warranty Deed			
Jun 19, 2019	Financing	Warranty Deed			
Aug 1, 2006	Resale	Deed	\$118,000	\$76	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Blue Ridge Elementary School	Elementary	PK–5	0.4 mi
Fannin County Middle School	Middle	6–8	1.1 mi
Fannin County High School	High	9–12	1.4 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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