

Single Family Residence

**RESIDENTIAL**

# 115 RIVER ST

BLUE RIDGE, GA 30513

**\$273,941** TopHap Estimate · \$293 / ft<sup>2</sup> · confidence 81 · as of Jul 14, 2026



**1**

BATHS

**936 ft<sup>2</sup>**

LIVING AREA

**0.18 ac**

LOT SIZE

**1943**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$274K**

\$222K low

\$326K high

Last Sale

**\$38,000 · Jul 19, 2001**

Est. Owner Equity

**\$203,941**

Loan-to-Value

**28%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,402 (2025) |
| Assessed Value        | \$108,708      |
| Previous Assessed     | \$114,240      |
| Assessor Market Value | \$271,770      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Fannin                  |
| Lot (acres)   | 0.18                    |
| Foundation    | Masonry (Unspecified)   |
| Roof          | Metal                   |
| Heating       | None                    |
| Cooling       | Central                 |
| Fireplace     | 2 Story                 |
| Pool          | No                      |

Deck · 180 ft²

Porch · 70 ft²

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Blue Ridge Elementary School | Elementary | PK–5   | 0.3 mi   |
| Fannin County Middle School  | Middle     | 6–8    | 1.1 mi   |
| Fannin County High School    | High       | 9–12   | 1.3 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> |
|-----------|-----------------------|