

Seasonal, Cabin, Vacation Residence

RESIDENTIAL

101 RIVER ST
BLUE RIDGE, GA 30513



2

BATHS

1,239 ft²

LIVING AREA

0.2 ac

LOT SIZE

1974

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

Last Sale

\$260,000 · Jun 3, 2025

TAX & ASSESSMENT

Property Tax	\$1,681 (2025)
Assessed Value	\$130,358
Previous Assessed	\$133,358
Assessor Market Value	\$325,896

PROPERTY FACTS

Property Type	Seasonal, Cabin, Vacation Residence
County	Fannin
Lot (acres)	0.20
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Prefab
Garage	Carport (Unspecified)
Pool	No

Patio · 30 ft²

Porch · 30 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 2, 2025	Resale	Limited Warranty Deed	\$260,000	\$210	
Jun 2, 2025	Financing	Warranty Deed			
Jun 10, 2011	Resale	Deed	\$50,100	\$40	
Apr 5, 2011	Non-arms-length	Foreclosure	\$42,000	\$34	
Jul 21, 2006	Resale	Deed	\$128,000	\$103	\$102K

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	1.4 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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