

Single Family Residence

**RESIDENTIAL**

# 50 RIVER ST

BLUE RIDGE, GA 30513

**\$539,000** TopHap Estimate · \$569 / ft<sup>2</sup> · confidence 74 · as of Jul 14, 2026



**2**

BATHS

**947 ft<sup>2</sup>**

LIVING AREA

**0.45 ac**

LOT SIZE

**1955**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$539K**

\$397K low

\$681K high

Est. Owner Equity

**\$539,000**

## TAX & ASSESSMENT

|                       |                     |
|-----------------------|---------------------|
| Property Tax          | <b>\$476 (2025)</b> |
| Assessed Value        | <b>\$40,928</b>     |
| Previous Assessed     | <b>\$43,928</b>     |
| Assessor Market Value | <b>\$102,321</b>    |

## PROPERTY FACTS

|               |                                |
|---------------|--------------------------------|
| Property Type | <b>Single Family Residence</b> |
| County        | <b>FANNIN</b>                  |
| Lot (acres)   | <b>0.45</b>                    |
| Roof          | <b>Composition Shingle</b>     |
| Heating       | <b>Floor/Wall Furnace</b>      |
| Cooling       | <b>Central</b>                 |
| Fireplace     | <b>Yes</b>                     |
| Pool          | <b>No</b>                      |

Porch · 336 ft²

## TRANSACTION HISTORY

| DATE               | TYPE      | DEED                | PRICE    | \$/FT² | LOAN |
|--------------------|-----------|---------------------|----------|--------|------|
| <b>Mar 4, 2022</b> | Resale    | Administrators Deed | \$93,000 | \$98   |      |
| <b>Mar 4, 2022</b> | Financing | Warranty Deed       |          |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| <b>Blue Ridge Elementary School</b> | Elementary | PK–5   | 0.4 mi   |
| <b>Fannin County Middle School</b>  | Middle     | 6–8    | 1.1 mi   |
| <b>Fannin County High School</b>    | 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

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <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>Owner occupied</b> |
|-----------|-----------------------|