

Residential - Vacant Land **RESIDENTIAL**

BLUE RIDGE, GA 30513

**0.36 ac**

LOT SIZE

## TAX & ASSESSMENT

|                       |                     |
|-----------------------|---------------------|
| Property Tax          | <b>\$310 (2025)</b> |
| Assessed Value        | <b>\$24,000</b>     |
| Previous Assessed     | <b>\$27,000</b>     |
| Assessor Market Value | <b>\$60,000</b>     |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | <b>Residential - Vacant Land</b> |
| County        | <b>Fannin</b>                    |
| Lot (acres)   | <b>0.36</b>                      |
| Heating       | <b>None</b>                      |
| Pool          | <b>No</b>                        |

## CLIMATE RISK

**1**

FLOOD

**24**

WILDFIRE

**17**

DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE | \$/FT <sup>2</sup> | LOAN |
|--------------|-----------|---------------|-------|--------------------|------|
| Dec 30, 2016 | Financing | Warranty Deed |       |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Blue Ridge Elementary School | Elementary | PK-5   | 0.5 mi   |
| Fannin County Middle School  | Middle     | 6-8    | 1.2 mi   |
| Fannin County High School    | High       | 9-12   | 1.5 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 | Absentee owner |
|-----------|----------------|