

Seasonal, Cabin, Vacation Residence **RESIDENTIAL**

181 RIVER ST
BLUE RIDGE, GA 30513



1
BATHS

1,104 ft²
LIVING AREA

0.28 ac
LOT SIZE

1972
YEAR BUILT

1
STORIES

TAX & ASSESSMENT

Property Tax	\$1,372 (2025)
Assessed Value	\$106,332
Previous Assessed	\$109,136
Assessor Market Value	\$265,829

PROPERTY FACTS

Property Type	Seasonal, Cabin, Vacation Residence
County	Fannin
Lot (acres)	0.28

Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	No

Porch · 64 ft²

CLIMATE RISK

1
FLOOD

19
WILDFIRE

82
HEAT

97
STORM

17
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 3, 2014	Financing	Warranty Deed			
May 29, 2005	Financing	Deed			

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

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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