

Seasonal, Cabin, Vacation Residence

RESIDENTIAL

353 RIVERSIDE LN

BLUE RIDGE, GA 30513

3

BATHS

6,310 ft²

LIVING AREA

1.65 ac

LOT SIZE

2023

YEAR BUILT

3

STORIES

4

PARKING

VALUATION

Last Sale

\$115,000 · Jan 7, 2014

TAX & ASSESSMENT

Property Tax	\$7,677 (2025)
Assessed Value	\$846,105
Previous Assessed	\$846,105
Assessor Market Value	\$2,115,263

PROPERTY FACTS

Property Type	Seasonal, Cabin, Vacation Residence
County	Fannin
Lot (acres)	1.65
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Masonry (Unspecified)
Roof	Metal

Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Mixed
Pool	No

Deck · 70 ft²

Porch · 300 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 7, 2014	Resale	Warranty Deed	\$115,000	\$18	
Sep 10, 2012	Resale	Warranty Deed	\$400,000	\$63	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fannin County High School	High	9–12	5.2 mi
Fannin County Middle School	Middle	6–8	5.5 mi
Blue Ridge Elementary School	Elementary	PK–5	6.0 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