

Seasonal, Cabin, Vacation Residence

RESIDENTIAL

30 RIVER FERRY LN

BLUE RIDGE, GA 30513

3

BATHS

4,270 ft²

LIVING AREA

4.19 ac

LOT SIZE

2021

YEAR BUILT

2

STORIES

VALUATION

Last Sale

\$49,500 · Oct 28, 2020

TAX & ASSESSMENT

Property Tax	\$2,992 (2025)
Assessed Value	\$329,794
Previous Assessed	\$324,194
Assessor Market Value	\$824,485

PROPERTY FACTS

Property Type	Seasonal, Cabin, Vacation Residence
County	Fannin
Lot (acres)	4.19
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Central

Cooling	Central
Fireplace	Yes
Pool	No

Deck · 220 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 28, 2020	Resale	Limited Warranty Deed	\$49,500	\$12	
Jan 16, 2015	Resale	Limited Warranty Deed	\$34,000	\$8	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Fannin Elementary School	Elementary	KG–5	3.0 mi
Fannin County Middle School	Middle	6–8	3.4 mi
Fannin County High School	High	9–12	4.3 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