

Seasonal, Cabin, Vacation Residence

RESIDENTIAL

57 RIVER RIDGE DR

BLUE RIDGE, GA 30513

2

BATHS

1,737 ft²

LIVING AREA

1.1 ac

LOT SIZE

2019

YEAR BUILT

1

STORIES

VALUATION

Last Sale

\$642,000 · Jun 23, 2022

TAX & ASSESSMENT

Property Tax	\$1,851 (2025)
Assessed Value	\$203,988
Previous Assessed	\$198,388
Assessor Market Value	\$509,970

PROPERTY FACTS

Property Type	Seasonal, Cabin, Vacation Residence
County	Fannin
Lot (acres)	1.10
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Central

Cooling	Central
Pool	No

Deck · 192 ft²

Porch · 768 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 22, 2022	Resale	Limited Warranty Deed	\$642,000	\$370	\$482K
May 11, 2020	Resale	Warranty Deed	\$337,500	\$194	
Apr 30, 2019	Resale	Warranty Deed	\$16,000	\$9	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Fannin Elementary School	Elementary	KG–5	2.5 mi
Fannin County Middle School	Middle	6–8	3.7 mi
Fannin County High School	High	9–12	4.4 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

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	Owner occupied
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