

Seasonal, Cabin, Vacation Residence

RESIDENTIAL

339 RIVER RIDGE DR

BLUE RIDGE, GA 30513

2

BATHS

3,914 ft²

LIVING AREA

1.08 ac

LOT SIZE

2021

YEAR BUILT

1

STORIES

VALUATION

Last Sale

\$955,000 · Dec 8, 2025

TAX & ASSESSMENT

Property Tax	\$1,988 (2025)
Assessed Value	\$219,163
Previous Assessed	\$219,163
Assessor Market Value	\$547,908

PROPERTY FACTS

Property Type	Seasonal, Cabin, Vacation Residence
County	Fannin
Lot (acres)	1.08
Foundation	Masonry (Unspecified)
Roof	Metal
Heating	Central

Cooling	Central
Fireplace	Yes

CLIMATE RISK

1 FLOOD	32 WILDFIRE	82 HEAT	97 STORM	17 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 5, 2025	Resale	Limited Warranty Deed	\$955,000	\$244	
Feb 4, 2021	Resale	Warranty Deed	\$47,314	\$12	\$463K
Sep 30, 2020	Resale	Warranty Deed	\$46,200	\$12	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Fannin Elementary School	Elementary	KG–5	2.8 mi
Fannin County Middle School	Middle	6–8	3.6 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