

Single Family Residence **RESIDENTIAL**

72 SPRING RUN DR

BLUE RIDGE, GA 30513

\$728,122 TopHap Estimate · \$239 / ft² · confidence 88 · as of Jul 14, 2026

3

BATHS

3,044 ft²

LIVING AREA

3.94 ac

LOT SIZE

2018

YEAR BUILT

1

STORIES

VALUATION

\$728K

\$644K low

\$813K high

Last Sale

\$59,900 · Jun 11, 2013

Est. Owner Equity

\$543,522

Loan-to-Value

25%

TAX & ASSESSMENT

Property Tax

\$1,692 (2025)

Assessed Value

\$186,467

Previous Assessed

\$175,267

Assessor Market Value

\$466,168

PROPERTY FACTS

Property Type	Single Family Residence
County	Fannin
Lot (acres)	3.94
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

Deck · 150 ft²

Patio · 150 ft²

Porch · 492 ft²

CLIMATE RISK

44 FLOOD	32 WILDFIRE	82 HEAT	97 STORM	17 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Fannin Elementary School	Elementary	KG–5	2.6 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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