

Seasonal, Cabin, Vacation Residence **RESIDENTIAL**

BLUE RIDGE, GA 30513



1

BATHS

240 ft²

LIVING AREA

3.4 ac

LOT SIZE

2024

YEAR BUILT

1

STORIES

VALUATION

Last Sale

\$699,999 · May 12, 2026

TAX & ASSESSMENT

Property Tax	\$653 (2025)
Assessed Value	\$71,942
Previous Assessed	\$14,941
Assessor Market Value	\$179,855

PROPERTY FACTS

Property Type	Seasonal, Cabin, Vacation Residence
County	FANNIN
Lot (acres)	3.40
Roof	Metal
Heating	Central
Cooling	Central
Garage	Garage, Detached
Pool	No

Deck · 16 ft²

Patio · 24 ft²

CLIMATE RISK

1 FLOOD	30 WILDFIRE	78 HEAT	98 STORM	17 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 30, 2026	Resale	Warranty Deed	\$699,999	\$2917	
Sep 21, 2022	Resale	Warranty Deed	\$50,000	\$208	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fannin County High School	High	9–12	3.0 mi
Blue Ridge Elementary School	Elementary	PK–5	3.3 mi
Fannin County Middle School	Middle	6–8	4.6 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
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