

Single Family Residence

RESIDENTIAL

458 RIVER RIDGE DR

BLUE RIDGE, GA 30513

\$546,810 TopHap Estimate · \$365 / ft² · confidence 92 · as of Jul 14, 2026

2

BATHS

1,500 ft²

LIVING AREA

1.34 ac

LOT SIZE

2020

YEAR BUILT

1

STORIES

VALUATION

\$547K

\$501K low

\$593K high

Last Sale

\$361,000 · Aug 31, 2020

Est. Owner Equity

\$153,860

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax

\$1,404 (2025)

Assessed Value

\$154,743

Previous Assessed

\$149,143

Assessor Market Value

\$386,858

PROPERTY FACTS

Property Type	Single Family Residence
County	Fannin
Lot (acres)	1.34
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 31, 2020	Resale	Warranty Deed	\$361,000	\$241	\$343K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Fannin Elementary School	Elementary	KG–5	2.8 mi
Fannin County Middle School	Middle	6–8	3.5 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	Owner occupied
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