

Single Family Residential

RESIDENTIAL

772 RIVER RIDGE DR

BLUE RIDGE, GA 30513

\$1,097,653 TopHap Estimate · \$347 / ft² · confidence 84 · as of Jul 14, 2026

2

BATHS

3,160 ft²

LIVING AREA

1.48 ac

LOT SIZE

2021

YEAR BUILT

1

STORIES

VALUATION

\$1.1M

\$919K low

\$1.3M high

Last Sale

\$65,000 · Sep 10, 2020

Est. Owner Equity

\$1,097,653

TAX & ASSESSMENT

Property Tax	\$2,743 (2025)
Assessed Value	\$302,328
Previous Assessed	\$302,328
Assessor Market Value	\$755,820

PROPERTY FACTS

Property Type	Single Family Residential
County	Fannin
Lot (acres)	1.48
Foundation	Masonry (Unspecified)
Roof	Metal
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 10, 2020	Resale	Warranty Deed	\$65,000	\$21	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Fannin Elementary School	Elementary	KG–5	3.1 mi
Fannin County Middle School	Middle	6–8	3.6 mi
Fannin County High School	High	9–12	4.5 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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