

Single Family Residence

RESIDENTIAL

611 RIVER RIDGE DR

BLUE RIDGE, GA 30513

\$515,849 TopHap Estimate · \$230 / ft² · confidence 87 · as of Jul 14, 2026

4

BATHS

2,239 ft²

LIVING AREA

2.23 ac

LOT SIZE

2015

YEAR BUILT

2

STORIES

VALUATION

\$516K

\$449K low

\$583K high

Last Sale

\$525,000 · Sep 12, 2024

Est. Owner Equity

\$122,849

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax

\$2,029 (2025)

Assessed Value

\$223,608

Previous Assessed

\$212,408

Assessor Market Value

\$559,021

PROPERTY FACTS

Property Type	Single Family Residence
County	Fannin
Lot (acres)	2.23
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	No

Deck · 59 ft²

Patio · 176 ft²

Porch · 1,000 ft²

CLIMATE RISK

1 FLOOD	31 WILDFIRE	82 HEAT	97 STORM	17 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 9, 2024	Resale	Warranty Deed	\$525,000	\$234	\$393K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Fannin Elementary School	Elementary	KG–5	2.9 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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