

Seasonal, Cabin, Vacation Residence

RESIDENTIAL

539 RIVER RIDGE RD

BLUE RIDGE, GA 30513

2

BATHS

1,408 ft²

LIVING AREA

1.01 ac

LOT SIZE

2021

YEAR BUILT

1

STORIES

VALUATION

Last Sale

\$450,000 · May 26, 2023

TAX & ASSESSMENT

Property Tax	\$1,665 (2025)
Assessed Value	\$183,462
Previous Assessed	\$177,862
Assessor Market Value	\$458,655

PROPERTY FACTS

Property Type	Seasonal, Cabin, Vacation Residence
County	Fannin
Lot (acres)	1.01
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Central

Cooling	Central
Pool	No

Deck · 72 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 24, 2023	Resale	Warranty Deed	\$450,000	\$320	\$225K
Jun 17, 2020	Resale	Warranty Deed	\$33,500	\$24	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Fannin Elementary School	Elementary	KG–5	2.9 mi
Fannin County Middle School	Middle	6–8	3.4 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	Absentee owner
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