

Seasonal, Cabin, Vacation Residence

RESIDENTIAL

363 RIVER RIDGE DR

BLUE RIDGE, GA 30513

2

BATHS

1,522 ft²

LIVING AREA

1.28 ac

LOT SIZE

2020

YEAR BUILT

1

STORIES

VALUATION

Last Sale

\$359,900 · Aug 6, 2020

TAX & ASSESSMENT

Property Tax	\$1,848 (2025)
Assessed Value	\$203,677
Previous Assessed	\$198,077
Assessor Market Value	\$509,192

PROPERTY FACTS

Property Type	Seasonal, Cabin, Vacation Residence
Style	Rustic
County	FANNIN
Lot (acres)	1.28
Construction	Log
Roof	Composition Shingle

Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 16 ft²

CLIMATE RISK

1
FLOOD

32
WILDFIRE

82
HEAT

97
STORM

17
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 6, 2020	Resale	Warranty Deed	\$359,900	\$236	\$215K
Sep 17, 2019	Resale	Warranty Deed	\$21,000	\$14	

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	4.4 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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