

Residential - Vacant Land

RESIDENTIAL

RIVER RIDGE DR

BLUE RIDGE, GA 30513

2.7 ac

LOT SIZE

VALUATION

Last Sale

\$75,000 · Feb 20, 2025

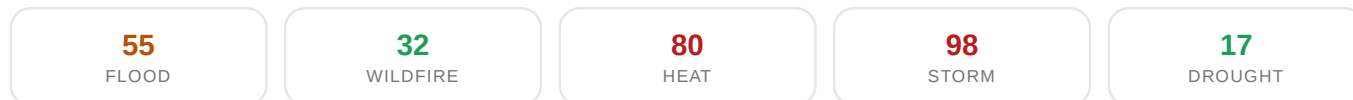
TAX & ASSESSMENT

Property Tax	\$218 (2025)
Assessed Value	\$24,000
Previous Assessed	\$18,400
Assessor Market Value	\$60,000

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	Fannin
Lot (acres)	2.70
Heating	None
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 17, 2025	Resale	Warranty Deed	\$75,000		
Jul 30, 2021	Resale	Warranty Deed	\$16,000		
Oct 23, 2015	Resale	Warranty Deed	\$15,000		
Oct 23, 2015	Resale	Warranty Deed	\$15,000		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Fannin Elementary School	Elementary	KG–5	2.6 mi
Fannin County Middle School	Middle	6–8	3.6 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



Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy

Absentee owner