

Residential - Vacant Land **RESIDENTIAL**

# RIVER RIDGE DR

BLUE RIDGE, GA 30513

**1.14 ac**

LOT SIZE

## VALUATION

Last Sale

**\$533,700 · Jun 12, 2020**

## TAX & ASSESSMENT

|                       |                     |
|-----------------------|---------------------|
| Property Tax          | <b>\$218 (2025)</b> |
| Assessed Value        | <b>\$24,000</b>     |
| Previous Assessed     | <b>\$18,400</b>     |
| Assessor Market Value | <b>\$60,000</b>     |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | <b>Residential - Vacant Land</b> |
| County        | <b>Fannin</b>                    |
| Lot (acres)   | <b>1.14</b>                      |
| Heating       | <b>None</b>                      |
| Pool          | <b>No</b>                        |

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED                  | PRICE     | \$/FT <sup>2</sup> | LOAN |
|--------------|--------|-----------------------|-----------|--------------------|------|
| Jun 12, 2020 | Resale | Limited Warranty Deed | \$533,700 |                    |      |

## 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   | 4.2 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

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>125</b><br>CRIME INDEX | <b>104</b><br>AIR POLLUTION | <b>12,417</b><br>POPULATION | <b>\$57K</b><br>MEDIAN IN-COME | <b>55°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|