

Single Family Residential

RESIDENTIAL

110 RIVER RIDGE DR

BLUE RIDGE, GA 30513

\$591,243 TopHap Estimate · \$287 / ft² · confidence 89 · as of Jul 14, 2026

2

BATHS

2,058 ft²

LIVING AREA

1.26 ac

LOT SIZE

2022

YEAR BUILT

1

STORIES

VALUATION

\$591K

\$524K low

\$658K high

Est. Owner Equity

\$591,243

TAX & ASSESSMENT

Property Tax	\$2,125 (2025)
Assessed Value	\$234,253
Previous Assessed	\$228,653
Assessor Market Value	\$585,633

PROPERTY FACTS

Property Type	Single Family Residential
Style	Rustic
County	FANNIN
Lot (acres)	1.26
Construction	Log
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

36 FLOOD	31 WILDFIRE	80 HEAT	98 STORM	17 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 3, 2026	Quitclaim	Quit Claim Transfer			
Oct 24, 2025	Resale	Limited Warranty Deed	\$595,000	\$289	
Aug 10, 2021	Resale	Warranty Deed	\$45,000	\$22	
Jul 15, 2021	Financing	Warranty Deed			

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

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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