

Seasonal, Cabin, Vacation Residence

RESIDENTIAL

448 RIVERBEND MNR

BLUE RIDGE, GA 30513

3

BATHS

3,852 ft²

LIVING AREA

2.12 ac

LOT SIZE

2015

YEAR BUILT

2

STORIES

TAX & ASSESSMENT

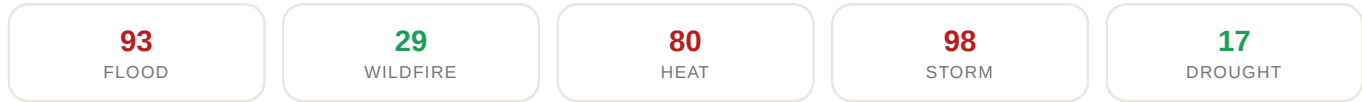
Property Tax	\$4,198 (2025)
Assessed Value	\$462,638
Previous Assessed	\$462,638
Assessor Market Value	\$1,156,595

PROPERTY FACTS

Property Type	Seasonal, Cabin, Vacation Residence
County	Fannin
Lot (acres)	2.12
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 32 ft² Porch · 1,536 ft²

CLIMATE RISK



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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Fannin Elementary School	Elementary	KG–5	2.5 mi
Fannin County Middle School	Middle	6–8	5.3 mi
Fannin County High School	High	9–12	6.1 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
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