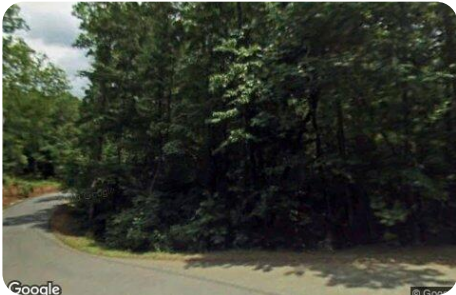
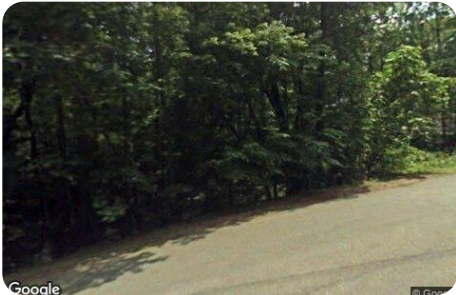


Seasonal, Cabin, Vacation Residence **RESIDENTIAL**

419 LAKE RIDGE DR
BLUE RIDGE, GA 30513



3

BATHS

2,400 ft²

LIVING AREA

2.82 ac

LOT SIZE

2003

YEAR BUILT

1

STORIES

VALUATION

Last Sale

\$595,000 · May 14, 2025

TAX & ASSESSMENT

Property Tax	\$1,681 (2025)
Assessed Value	\$185,241
Previous Assessed	\$183,859
Assessor Market Value	\$463,102

PROPERTY FACTS

Property Type	Seasonal, Cabin, Vacation Residence
Style	Tlog Home
County	Fannin
Lot (acres)	2.82
Construction	Log
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	No

Deck · 152 ft²

Patio · 360 ft²

Porch · 640 ft²

CLIMATE RISK

33 FLOOD	25 WILDFIRE	80 HEAT	98 STORM	17 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 2, 2025	Resale	Warranty Deed	\$595,000	\$248	
Jun 10, 2021	Resale	Warranty Deed	\$500,000	\$208	\$512K
Apr 1, 2020	Resale	Warranty Deed	\$367,000	\$153	\$294K
Jun 19, 2018	Financing	Warranty Deed			
Aug 11, 2006	Resale	Deed	\$267,500	\$111	\$187K
Aug 30, 2005	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fannin County Middle School	Middle	6–8	1.0 mi
Fannin County High School	High	9–12	2.0 mi
Blue Ridge Elementary School	Elementary	PK–5	2.0 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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