

Single Family Residence **RESIDENTIAL**

# 14 RIVER RIDGE LN

BLUE RIDGE, GA 30513

**\$257,032** TopHap Estimate · \$137 / ft<sup>2</sup> · confidence 80 · as of Jun 23, 2026



**3**

BATHS

**1,872 ft<sup>2</sup>**

LIVING AREA

**1.95 ac**

LOT SIZE

**1984**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$257K**

\$206K low

\$308K high

Last Sale

**\$137,000 · Apr 12, 2006**

Est. Owner Equity

**\$257,032**

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$643 (2025) |
| Assessed Value        | \$79,110     |
| Previous Assessed     | \$79,110     |
| Assessor Market Value | \$197,775    |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Fannin                  |
| Lot (acres)   | 1.95                    |
| Foundation    | Masonry (Unspecified)   |
| Roof          | Metal                   |
| Heating       | None                    |
| Cooling       | Central                 |
| Fireplace     | 2 Story                 |
| Pool          | No                      |

Deck · 180 ft²

Porch · 279 ft²

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN |
|--------------|--------|---------------|-----------|--------|------|
| Feb 19, 2016 | Resale | Warranty Deed | \$55,000  | \$29   |      |
| Apr 12, 2006 | Resale | Deed          | \$137,000 | \$73   |      |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Fannin County High School    | High       | 9–12   | 6.8 mi   |
| Fannin County Middle School  | Middle     | 6–8    | 6.9 mi   |
| Blue Ridge Elementary School | Elementary | PK–5   | 7.5 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 | <b>Owner occupied</b> |
|-----------|-----------------------|