

Single Family Residence **RESIDENTIAL**

452 RIVERBEND MNR

BLUE RIDGE, GA 30513

\$1,071,188 TopHap Estimate · \$291 / ft² · confidence 66 · as of Jul 14, 2026

4

BATHS

3,687 ft²

LIVING AREA

2.1 ac

LOT SIZE

2020

YEAR BUILT

2

STORIES

VALUATION

\$1.1M

\$702K low

\$1.4M high

Last Sale

\$100,000 · Sep 9, 2015

Est. Owner Equity

\$676,888

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax

\$4,028 (2025)

Assessed Value

\$443,903

Previous Assessed

\$443,903

Assessor Market Value

\$1,109,757

PROPERTY FACTS

Property Type	Single Family Residence
County	Fannin
Lot (acres)	2.10
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Fannin Elementary School	Elementary	KG–5	2.5 mi
Fannin County Middle School	Middle	6–8	5.4 mi
Fannin County High School	High	9–12	6.2 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

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.