

Seasonal, Cabin, Vacation Residence

RESIDENTIAL

982 RIVER BEND LN

BLUE RIDGE, GA 30513

4

BATHS

2,555 ft²

LIVING AREA

1.56 ac

LOT SIZE

2016

YEAR BUILT

2

STORIES

VALUATION

Last Sale

\$461,000 · Oct 4, 2016

TAX & ASSESSMENT

Property Tax	\$2,551 (2025)
Assessed Value	\$281,148
Previous Assessed	\$281,148
Assessor Market Value	\$702,871

PROPERTY FACTS

Property Type	Seasonal, Cabin, Vacation Residence
County	Fannin
Lot (acres)	1.56
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Central

Cooling	Central
Fireplace	Yes
Pool	No

Deck · 80 ft²

Porch · 960 ft²

CLIMATE RISK

1
FLOOD

25
WILDFIRE

80
HEAT

98
STORM

17
DROUGHT

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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fannin County High School	High	9–12	5.3 mi
Fannin County Middle School	Middle	6–8	5.8 mi
Blue Ridge Elementary School	Elementary	PK–5	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

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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