

Single Family Residence

RESIDENTIAL

1070 RIVER BEND LN

BLUE RIDGE, GA 30513

\$843,617 TopHap Estimate · \$341 / ft² · confidence 88 · as of Jul 14, 2026

4

BATHS

2,471 ft²

LIVING AREA

2.03 ac

LOT SIZE

2017

YEAR BUILT

2

STORIES

VALUATION

\$844K

\$744K low

\$943K high

Est. Owner Equity

\$843,617

TAX & ASSESSMENT

Property Tax	\$1,819 (2025)
Assessed Value	\$200,449
Previous Assessed	\$200,449
Assessor Market Value	\$501,123

PROPERTY FACTS

Property Type	Single Family Residence
County	Fannin
Lot (acres)	2.03
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 80 ft²

Porch · 1,240 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 1, 2022	Financing	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fannin County High School	High	9–12	5.3 mi
Fannin County Middle School	Middle	6–8	5.9 mi
Blue Ridge Elementary School	Elementary	PK–5	6.3 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	Owner occupied
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