

Seasonal, Cabin, Vacation Residence

RESIDENTIAL

979 RIVER BEND LN

BLUE RIDGE, GA 30513

4

BATHS

2,800 ft²

LIVING AREA

1.65 ac

LOT SIZE

2016

YEAR BUILT

1

STORIES

VALUATION

Last Sale

\$489,000 · Feb 8, 2017

TAX & ASSESSMENT

Property Tax	\$2,161 (2025)
Assessed Value	\$238,187
Previous Assessed	\$238,187
Assessor Market Value	\$595,467

PROPERTY FACTS

Property Type	Seasonal, Cabin, Vacation Residence
County	Fannin
Lot (acres)	1.65
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Central

Cooling	Central
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	No

Deck · 144 ft²

Porch · 976 ft²

CLIMATE RISK

1

FLOOD

25

WILDFIRE

80

HEAT

98

STORM

17

DROUGHT

Scores 0–100; higher = greater projected risk.

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