

Single Family Residence

RESIDENTIAL

9 RIVER RIDGE DR

BLUE RIDGE, GA 30513

\$794,348 TopHap Estimate · \$307 / ft² · confidence 92 · as of Jul 14, 2026

3

BATHS

2,586 ft²

LIVING AREA

2.16 ac

LOT SIZE

2021

YEAR BUILT

2

STORIES

VALUATION

\$794K

\$732K low

\$857K high

Last Sale

\$639,900 · Feb 10, 2023

Est. Owner Equity

\$114,348

Loan-to-Value

86%

TAX & ASSESSMENT

Property Tax

\$1,883 (2025)

Assessed Value

\$244,306

Previous Assessed

\$238,706

Assessor Market Value

\$610,766

PROPERTY FACTS

Property Type	Single Family Residence
County	Fannin
Lot (acres)	2.16
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 25 ft²

Patio · 224 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 22, 2023	Quitclaim	Quit Claim Transfer			
Feb 10, 2023	Resale	Warranty Deed	\$639,900	\$247	
Mar 13, 2020	Resale	Warranty Deed	\$21,000	\$8	
Apr 19, 2019	Financing	Limited Warranty Deed			
Apr 28, 2017	Resale	Limited Warranty Deed	\$18,900	\$7	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Fannin Elementary School	Elementary	KG–5	2.5 mi
Fannin County Middle School	Middle	6–8	3.7 mi
Fannin County High School	High	9–12	4.4 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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