

Seasonal, Cabin, Vacation Residence

RESIDENTIAL

BLUE RIDGE, GA 30513

3

BATHS

2,494 ft²

LIVING AREA

2.65 ac

LOT SIZE

2023

YEAR BUILT

1

STORIES

VALUATION

Last Sale

\$1,060,000 · Mar 31, 2026

TAX & ASSESSMENT

Property Tax	\$3,030 (2025)
Assessed Value	\$333,963
Previous Assessed	\$333,963
Assessor Market Value	\$834,907

PROPERTY FACTS

Property Type	Seasonal, Cabin, Vacation Residence
County	Fannin
Lot (acres)	2.65
Foundation	Masonry (Unspecified)
Roof	Metal
Heating	Central
Cooling	Central

Fireplace

Yes

Deck · 41 ft²

CLIMATE RISK

1

FLOOD

25

WILDFIRE

80

HEAT

98

STORM

17

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 27, 2026	Resale	Warranty Deed	\$1,060,000	\$425	
Aug 17, 2023	Resale	Warranty Deed	\$1,330,000	\$533	
Aug 3, 2023	Financing	Warranty Deed			
Nov 19, 2021	Resale	Warranty Deed	\$115,000	\$46	
Feb 10, 2020	Resale	Warranty Deed	\$41,000	\$16	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fannin County High School	High	9–12	4.6 mi
Fannin County Middle School	Middle	6–8	5.0 mi
Blue Ridge Elementary School	Elementary	PK–5	5.4 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	Absentee owner
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