

Seasonal, Cabin, Vacation Residence

RESIDENTIAL

FLINT ROCK LN

BLUE RIDGE, GA 30513

3

BATHS

3,581 ft²

LIVING AREA

1.88 ac

LOT SIZE

2020

YEAR BUILT

2

STORIES

TAX & ASSESSMENT

Property Tax	\$4,062 (2025)
Assessed Value	\$447,694
Previous Assessed	\$447,694
Assessor Market Value	\$1,119,236

PROPERTY FACTS

Property Type	Seasonal, Cabin, Vacation Residence
County	Fannin
Lot (acres)	1.88
Foundation	Masonry (Unspecified)
Roof	Metal
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 32 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 23, 2025	Financing	Limited Warranty Deed			
Mar 28, 2025	Resale	Warranty Deed	\$1,589,000	\$444	\$1000K
Feb 17, 2025	Quitclaim	Quit Claim Transfer			
Jun 9, 2020	Financing	Warranty Deed			
Aug 16, 2019	Quitclaim	Quit Claim Transfer			
Apr 8, 2019	Resale	Limited Warranty Deed	\$837,000	\$234	\$670K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fannin County Middle School	Middle	6–8	4.0 mi
Fannin County High School	High	9–12	4.0 mi
East Fannin Elementary School	Elementary	KG–5	4.6 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