

Seasonal, Cabin, Vacation Residence

RESIDENTIAL

4 FLINT ROCK LN

BLUE RIDGE, GA 30513

3

BATHS

2,932 ft²

LIVING AREA

2.46 ac

LOT SIZE

2018

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

Last Sale

\$695,000 · May 17, 2019

TAX & ASSESSMENT

Property Tax	\$4,553 (2025)
Assessed Value	\$501,850
Previous Assessed	\$501,850
Assessor Market Value	\$1,254,625

PROPERTY FACTS

Property Type	Seasonal, Cabin, Vacation Residence
County	Fannin
Lot (acres)	2.46
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Central

Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No

Deck · 104 ft²

Porch · 1,568 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 17, 2019	Resale	Warranty Deed	\$695,000	\$237	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fannin County High School	High	9–12	3.8 mi
Fannin County Middle School	Middle	6–8	3.9 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