

Residential - Vacant Land

RESIDENTIAL

494 RIVERBEND MNR

BLUE RIDGE, GA 30513

2.03 ac

LOT SIZE

VALUATION

Last Sale

\$205,000 · Aug 18, 2023

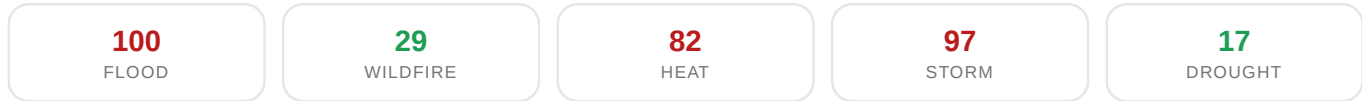
TAX & ASSESSMENT

Property Tax	\$136 (2025)
Assessed Value	\$14,963
Previous Assessed	\$14,963
Assessor Market Value	\$37,408

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	FANNIN
Lot (acres)	2.03
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 14, 2023	Resale	Warranty Deed	\$205,000		\$712K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Fannin Elementary School	Elementary	KG–5	2.6 mi
Fannin County Middle School	Middle	6–8	5.4 mi
Fannin County High School	High	9–12	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



Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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